

LAND AT THE FORMER STOCKTON DAIRY, STOCKTON

TECHNICAL NOTE 1: PARKING PROVISION

1 Introduction

- 1.1 This Technical Note has been prepared to summarise the existing and proposed floor area at the Former Stockton Dairy and to set out the corresponding car parking provision based on Wiltshire Council's Parking Standards (March 2015).
- 1.2 The note supports a hybrid planning application comprising the retrospective regularisation of the wider site and the proposed construction of a new storage building (Building 4), associated with the continued Class B8 storage and distribution use of the site.

2 Site Floor Area Schedule

- 2.1 The following floor area information has been taken directly from the proposed block plan (Drawing: 01971-00-C, DV1).

Building	Description	Planning Status	Area (m ²)
1	Storage & Welfare	Consented (2019)	796
2	Storage & Office	Consented (2019)	930
3	Storage	Consented (2019)	485
5	Storage	Existing building – included within retrospective application	716
6	Storage	Existing new building – included within retrospective application	169
4	Storage	Proposed new building – hybrid application	642

Table 2.1: Site Floor Area Schedule

- 2.2 The floorspace totals for the consented, retrospective, and proposed elements of the site are as follows:

- Previously consented floor area (Buildings 1–3) – 2,211 m²
- Retrospective/additional floor area (Building 5) – 882 m²
- Proposed floor area (Building 4) – 642 m²
- **Total B8 floor area – 3,738 m².**

3 Wiltshire Parking Standards

- 3.1 Wiltshire Council's Parking Standards (March 2015) identify maximum private parking levels for non-residential development.
- 3.2 For B8 – Storage and Distribution, the relevant standard is:
- 1 car parking space per 200 m² of gross floor area,
subject to a minimum of 8 spaces for sites over 500 m².

4 Parking Calculation

- 4.1 Applying the Wiltshire B8 standard to the total site floor area:
- $3,738 \text{ m}^2 \div 200 = 18.69 \Rightarrow 19 \text{ spaces}$
- 4.2 This equates to an indicative **maximum parking provision of 19 spaces**.
- 4.3 The proposed storage building (Building 4) forms part of the same operational unit as the existing site, and the parking calculation is therefore based on the combined Class B8 floor area.