

From: [REDACTED]
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Subject: Parking Standards for new Residential Properties.

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I have perused the various documents provided and in particular; 4.5 Table 3 which gives the number of parking spaces related to the number of bedrooms per property. I have seen this and similar documents many times before and consider the parking spaces allocated to be wholly inadequate, which is why new developments (of which there are many examples in Stotfold) quickly end up looking like car parks, and driving through them is hazardous. Let us consider a fairly typical 3 Bedroom house, which might well house a married couple with 2 adult children, all working independently, and all of which may well have their own car to travel to work. Yet the allocated parking space is for 2 vehicles and just 0.25 of a visitor car, so with one visitor there would then be 3 cars on the road! Add to this the poor housing site planning, often with no front drive (parking alongside the house only) and no front garden to convert to parking, and narrow roads, it is clear why developments look the mess they are. This is not a manner of opinion; take the trouble to visit developments in Stotfold and Fairfield in recent years and the issues are apparent. I suggest that Table 3 needs major revision, based upon the number of bedrooms as an indicator of the number of likely adult residents and would suggest 2 for a 1 bed property, and then 3, 4, 5 & 6+ for 2 to 5 beds. And visitor spaces at least 1 (whenever is there likely to be just 1 visitor of every 4 households). This number of parking spaces is easily accomplished with a simple adjustment to site planning, provided amenity rather than simply housing density is properly considered. I would appreciate a feedback to this.

Regards,

[REDACTED]