



Bedfordshire Police

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By Email / Submitted Online
Designing Out Crime Team

Bedfordshire Police HQ
Woburn Road, Kempston
Bedfordshire MK43 9AX

18/11/2022

Dear Sirs

Strategic Transport – Consultation Draft Parking Standards for New Developments

Thank you for inviting Bedfordshire Police DOCO team to comment on the above.

The following recommendations are taken from Secured by Design Homes 2019 version 1, February 2019 guidance documents that nationally all qualified Design out Crime Officers (DOCO's), refer to when providing responses to Planning officers specifically regarding Vehicle Parking as follows:-

16.1 Vehicles should either be parked in locked garages or on a hard standing within the dwelling boundary. In high crime areas the DOCO may require the addition of a gate or bollard to protect the hard standing parking area, however caution should be taken to ensure that this is not the fire service emergency access route.

16.2 Where communal parking areas are necessary, bays should be sited in small groups, close and adjacent to homes, be within view of active rooms and allocated to individual properties. Note 16.2: The word 'active' in this sense means rooms in building elevations from which there is direct and regular visual connection between the room and the street or parking court. Such visual connection can be expected from rooms such as kitchens and living rooms, but not from more private rooms, such as bedrooms and bathrooms.

16.3 Rear parking courtyards are discouraged for the following reasons:

- They introduce access to the vulnerable rear elevations of dwellings where the majority of burglary is perpetrated.
- In private developments such areas are often left unlit and therefore increase the fear of crime.
- Un-gated courtyards provide areas of concealment which can encourage antisocial behaviour.

16.4 Where rear parking courtyards are considered absolutely necessary, they must be protected by a gate, the design of which shall be discussed with the DOCO at the earliest possible opportunity. Where gardens 'abut' the parking area an appropriate boundary treatment (e.g., a 1.5m fence supplemented by trellis to a height of 1.8m) must be discussed and agreed by the DOCO (also see paragraph 10.5, 10.6 & 10.7 for further information).

16.5 Where dedicated garages are provided within the curtilage of the dwelling the entrance should be easily observed from the street and neighbouring dwellings. Locating garages forward of the building line can obscure views to and from the dwelling. The security standards for vehicular garage doors can be found in Section 2, paragraph 21.3 of the SBD "Homes" 2019.

16.6 Where parking is designed to be adjacent to or between units, a gable end window should be considered to allow residents an unrestricted view over their vehicles.

16.7 Communal parking facilities must be lit to the relevant levels as recommended by **BS 5489-1:2013** and a certificate of compliance provided. See paragraph 18 for adopted parking areas and paragraph 59 for private external communal lighting requirements.

16.8 Parking bays should ideally benefit from good 'natural surveillance;' for example, being overlooked by the clear windows of public buildings and private dwellings. A location with good footfall is also desirable, to ensure there are sufficient people nearby who may notice suspicious activity and contact police. A bay in a secluded area or even one situated on its own within a traffic island site can be targeted heavily as there are no passing pedestrians who may notice a theft taking place. Surrounding buildings with opaque or transfer covered windows will also provide little benefit.

16.9 Lighting is required to meet the details contained within paragraphs 18 to 18.6 of SBD Homes 2019. Luminaires should be vandal resistant and not mounted below 2.5 metres from the ground and out of reach for those wishing to cause interference.

16.10 A parking bay surrounded by vegetation or other obstructions (such as utility boxes) may provide cover for suspects to interfere with vehicles. An encroaching or uncontrolled undergrowth can hinder natural surveillance, restrict access for the car user, impact on the fall of light from nearby columns

and can also hinder any CCTV coverage. Shrubs should be selected to have a mature growth height no higher than 1 metre; trees should have no foliage, shoots, or lower branches below 2 metres, thereby allowing a 1 metre clear field of vision.

16.11 If the bay is covered by CCTV, an identifiable facial image is a basic necessity. CCTV systems and signage should be General Data Protection Compliant (GDPR) complaint. Further advice can be obtained at: www.ico.org.uk Motorcycle, scooter and moped parking

16.12 The theft of motorcycles, scooters and mopeds (the term motorcycle will refer to all powered two wheelers) is a major problem in many parts of the country especially in urban areas. When stolen, the vehicles are either broken up for the value of their parts or alternatively are used in further crimes, such as snatch theft of personal property or robbery. This secondary use is causing a rise in crime. Dedicated motorcycle parking facilities

16.13 Parking for motorcycles is often provided in small on street bays, delineated by a simple painted line. These bays often attract high rates of theft owing to the opportunities they offer criminals. Ground anchors and/or metal support stands provide a primary point for securing motorcycles, around which other secondary measures can be added by the rider, such as disc locks, grip locks, bike covers to one of the following security standards: • Sold Secure Gold; • STS 501

16.14 Motorcycle parking bays can be made more secure by the installation of ground anchors, or robust metal support stands running at the side of adjacent paving. They provide a firm and immovable object to affix the rear wheel of a motorcycle. Ground anchors should be installed at the rear of motorcycle parking bays near to the kerb line and relatively flush to the road surface to prevent them being a trip hazard and meet one of the following security standards: • Sold Secure Gold; • STS 503

16.15 If metal support stands are provided, these should consist of galvanised steel bars (minimum thickness 3mm), filled with concrete, with minimum foundation depths of 300mm with welded anchor bars.

16.16 Signage should be used to alert riders and advise them to use the ground anchors or support stands provided along with their own security hardware. All of the above issues could also be considered at dedicated parking facilities if a motorcycle bay is installed into an existing site. 25 comply with BS 5489-1:2013. Where conflict with other statutory provisions occurs, such as developments within conservation areas, requirements should be discussed with the DOCO and the local authority lighting designers British Parking Association – Park Mark Award

16.17 The British Parking Association operates the Safer Parking Scheme, working in partnership with public and private sector parking facility managers and DOCOs to reduce the opportunity for crime. A site that successfully meets the required standards can apply to join, and if successful, receive a Park Mark

award. This will be reassessed over time to ensure standards are maintained after consideration of crime rates. Membership of the scheme is not a requirement but should be considered for larger parking facilities. For information contact: <http://www.britishparking.co.uk/> Underground car parking

16.18 Many blocks of flats are now being developed with underground (basement or undercroft) car parking. Early consultation with the DOCO is essential to ensure that criminal opportunity is minimised and that the day-to-day access and emergency egress do not undermine the security of the residential building above. The standards required for underground car parks can be found in SBD Homes 2019, section 2, paragraphs 31.2 to 31.8 (inclusive) and Section 3, paragraph 55.3.

Perhaps some of the above comment can be included within the final New Developments Supplementary Planning Document. Bedfordshire Polices' Design Out Crime Team would be happy to discuss this further with you if required.

Yours sincerely

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