

Designing out Crime Report Addendum



Ref: 028-2-2021 MR

For: [20/01224/RM](#)
[Land Abutting Cayton Village Caravan Park, Mill Lane,
and Cayton](#)

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1.0 Executive Summary

- 1.1 This report addendum is intended to highlight any crime and disorder issues in the vicinity of the proposed development, assess the development in terms of its likely effect on crime and disorder and identify design solutions that will help to reduce vulnerability to crime, that have not been covered in previous reports submitted in relation to this development. The recommendations made have followed the principles of 'Crime Prevention through Environmental Design' (CPTED).
- 1.2 I would therefore refer the Authority to comments made in previous reports to cover any aspects of the development that are not subject to amendment or alteration from the original application and that are not covered in this report addendum.
- 1.3 It should be noted that the National Planning Policy Framework (NPPF) has been revised since the submission of my original report and that any reference made in that report to Paragraph 58 and 69, should be replaced with Paragraph 91 and 127.
- 1.4 The below provides a summary of the issues relating to Designing Out Crime, that have not been highlighted in previous reports, which should be addressed prior to planning permission being granted, in order to ensure that the development provides a safe and secure environment for all users. Some of these issues may require the applicant to revisit the design & layout of the development, whilst others could be dealt with by way of an appropriate planning condition.
 - Inappropriate footpath
 - Inappropriate location of some entrance doors to Quarter housing
 - Footpath link lacks overlooking from adjacent dwellings
 - Area of ambiguous space
 - Lack of defensible space to frontages of some properties
 - Climbing aids created
 - Details required of appropriate lighting to parking courts
 - Details of visitor parking provision
- 1.5 Further details regarding the above issues are provided in the main body of the report.

2.0 Proposal

- 2.1 Approval of all matters reserved in relation to 20/01130/OLA

3.0 Crime Issues at Location

- 3.1 An up to date analysis of police recorded incidents covering an area as shown in the report in Appendix A highlights the presence of crime and anti-social behaviour in the area which could impact upon the security of the scheme. The analysis covers a period from the 1 January 2020 to 31 December 2020. In summary, there were 67 crimes and 32 anti-social behaviour incidents recorded during this twelve month period.
- 3.2 The above analysis shows that whilst anti-social behaviour levels have remained similar to those recorded in my original report regarding the outline application dated 20 March 2017, levels of crime have more than doubled from 31 incidents recorded previously, to 67. However, the majority of the increase (29) were Fraud and Violence, which are not crime types normally attributable to this type of development.
- 3.3 This analysis gives an indication of the current crime and disorder levels in the area. It is important to understand that any new development has the potential to increase these levels if the designing out of crime is not considered and implemented.

4.0 Observations, Advice and Recommendations

4.1 Design and Layout

- 4.1.1 The overall design & layout continues to provide a scheme with many positive aspects in terms of Designing Out Crime. However, there are some aspects that should be addressed and some measures, which if incorporated, would enhance the security of the scheme.

4.2 Tenure

- 4.2.1 The Affordable Housing Statement states that there will be a total of 17 affordable plots within the scheme. The location and mix of housing used have ensured that they will be “tenure blind” in accordance with the guidance contained in the document Building for a Healthy Life¹2019 (BHL)

¹ The industry standard, endorsed by government, for well-designed homes and neighbourhoods

4.3 Access & Movement

- 4.3.1 The proposed vehicular access onto the site and movement within it are suitable as it keeps permeability at an appropriate level. In general internal routes are well overlooked and will provide road users and pedestrians with a sense of safety and security.
- 4.3.2 The location of the Emergency Access point is appropriate as it is provided with good levels of natural surveillance and it would appear to have some form of access control.
- 4.3.3 However, I have some concerns in relation to the footpath to the north of the site that runs to the rear of Plots 3 to 6, the Quarter housing and to the side of Plots 9 & 10. Public footpaths should not run to the rear of properties. Research has shown that providing access to rear gardens or yards can generate crime and anti-social behaviour. It can also leave the rear of the property vulnerable, by providing criminals with the opportunity to attempt to gain access to the rear gardens whilst being unobserved.
- 4.3.4 This footpath does not appear to serve any purpose, such as providing access to local amenities and therefore consideration should be given to either removing it from the scheme, or redesigning the layout so that dwellings are reoriented to face the footpath.
- 4.3.5 It is noted that the entrance to some of the units forming the Quarter housing is to the rear, where they are not overlooked. This has the potential to increase the fear of crime of residents and visitors to these units, especially as there is the footpath running to the rear as highlighted in paragraph 4.3.4 above.
- 4.3.6 It is also noted that there is a footpath link running between Plots 51 and 52, which again lacks overlooking from the adjacent dwellings due to a lack of fenestration in the side elevations. Consideration should be given to including a window in the side elevation of these properties from an “active room²”

4.4 Public Open Space

- 4.4.1 The location of the Public Open Space has remained unchanged from that shown in the outline application and is appropriate as it is at the entrance to the development. This means that accessing it does not require incursion into the rest of the development and therefore removes any potential anonymity for offenders
- 4.4.2 This area continues to be provided with good levels of natural surveillance from nearby dwellings, which gives a sense of guardianship and can deter criminal and anti-social behaviour.

4.5 Children’s Play Area

- 4.5.1 The location of the equipped area of play has moved from that shown in the outline application and now forms part of the main area of Public Open Space.

² An “active” room is described as a room in building elevations from which there is direct and regular visual connection between the room and the street or parking area. 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.

4.5.2 In my previous report I highlighted the need for this type of feature to be positioned sensitively to avoid complaints of noise from nearby residents and made reference to the guidance contained in the document “A guide to the Six Acre Standard and the three categories of play areas – LAP LEAP and NEAP” produced by Fields in Trust. Having reviewed the submitted drawings, it would appear that although there is approximately 10m between the edge of the play area and boundary of the nearest dwelling; the distance between the activity zone and the habitable room façade of the dwelling may be less than the recommended 20m

4.6 Ambiguous Space

4.6.1 Designing Out Crime – Crime Prevention Through Environmental Design by Susan Geason and Paul R Wilson describe these areas as a space which lacks symbolic, functional or verbal cues on how it should be used, who it is for, who should control its use, and who should maintain it. An ambiguous space is often an insecure space.

4.6.2 If not maintained these areas can become unsightly resulting in an increase in the fear of crime amongst residents and visitors and can also become gathering places leading to complaints of anti-social behaviour and therefore their creation should be avoided,.

4.6.3 This is supported by BHL, which recommends avoiding pieces of ‘leftover’ land that serve no useful public or private function or having bits of left over land between the blank flank walls of buildings.

4.6.4 There is an example of this type of feature between Plots 48 & 49 as shown in the below figure

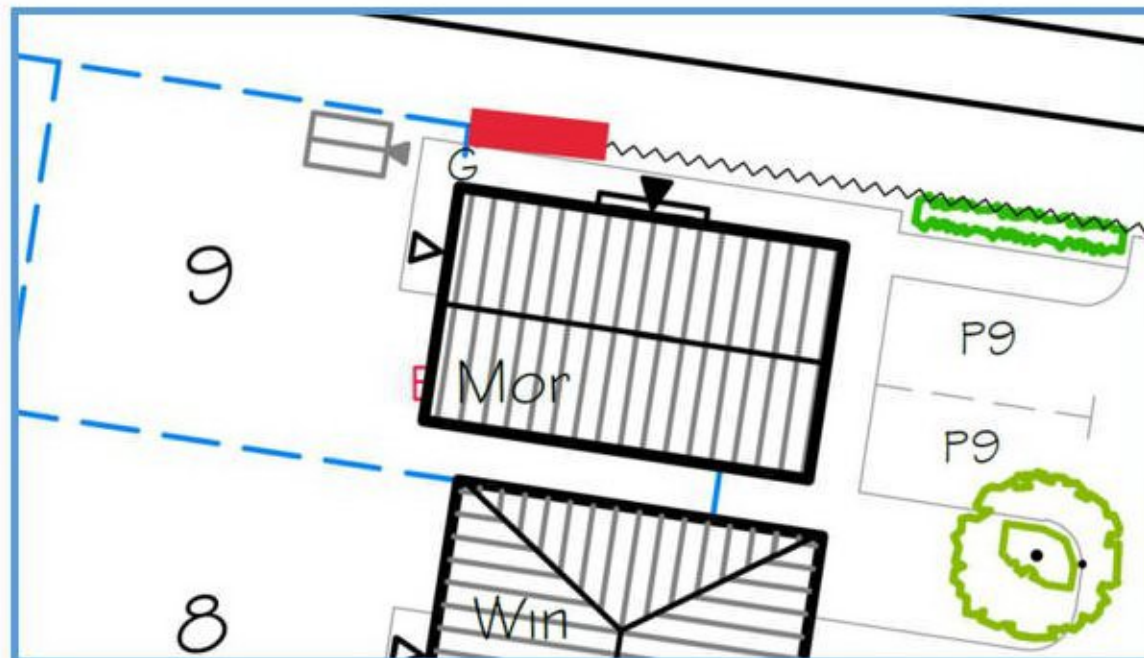


4.7 Defensible space & Boundary Treatments

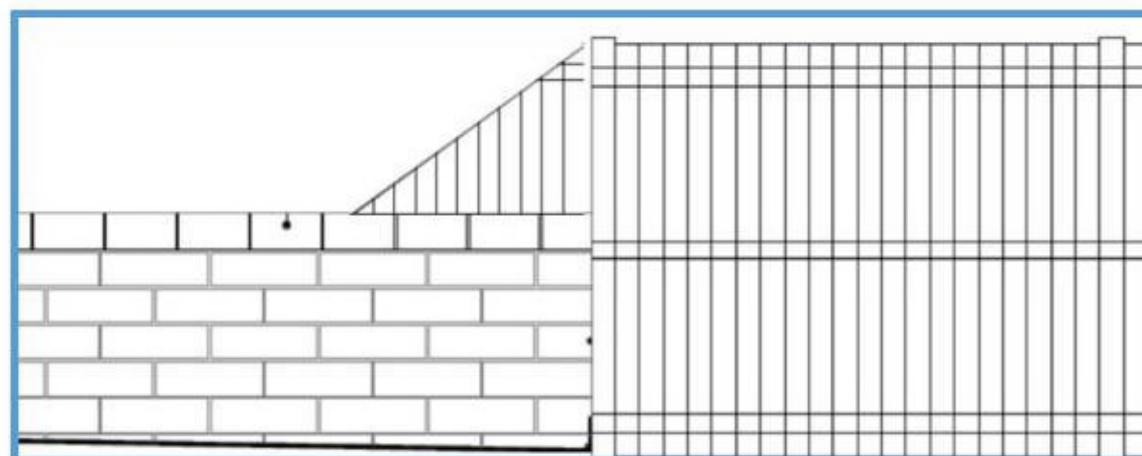
4.7.1 It is pleasing to see that in general there is demarcation to clearly identify defensible space to house frontages. However, there is a lack of physical demarcation between the public realm and the frontages of Plots 14 and 65 to 67.

4.7.2 There are also a number of locations where a climbing aid has been created, which would assist an offender to be able to gain access to the rear garden, leaving the rear of the property vulnerable to criminal attack. These can be found at Plots 3, 9 and 10 where the 450mm knee rail abuts the boundary treatment to the rear garden and Plot 49 where the low wall is adjacent to the 1800mm fencing.

4.7.3 One possible solution in respect of Plots 3, 9 and 10 would be to replace part of the knee rail where it abuts the boundary fencing with a section of hedging used in that location, as shown in the red line in the below figure.



4.7.4 A possible solution in respect of Plot 49 would be to introduce a transition panel, such as that shown in the below figure.



4.7.5 The submitted drawings show secure rear boundary and sub-divisional treatments to a height of 1.8m, which is appropriate and will provide a good level of security.

4.7.6 The knee rail that provides physical demarcation between the public realm and semi-private space around Plots 19 to 22, would benefit from being supplemented with hedging, similar to that used for the area around Plots 15 to 18. This would prevent persons being able to enter the semi-private space around these units by simply stepping over the knee rail, and may assist in increasing the feeling of safety for the residents and their visitors.

- 4.7.7 If the above suggestion is to be adopted, it is important that any hedging used is of a species that has a maximum growth height of 1m or is maintained to that height to ensure that natural surveillance around the Quarter housing is not impeded.
- 4.7.8 There are a number of mid-terraced properties where access to the rear garden has been provided by the incorporation of a service footpath, that has been gated at its entrance and this is appropriate.
- 4.7.9 However, it is noted that there is no external access to the rear garden of Plot 24. It is assumed that the bin and cycle storage shown in the parking area to the front of Plots 23 to 25 is to be assigned to this property

4.8 Car Parking

- 4.8.1 In general the proposed parking provision is to be commended as it complies with best practice by either providing a garage, having in curtilage parking or parking in front of the property where it can be seen by the owner and avoiding the *excessive* use of rear parking courts.
- 4.8.2 There are two rear parking courts included in the scheme and these comply with best practice by serving a small number of properties. Best practice also recommends that parking courts should be appropriately illuminated, preferably with street lighting to BS5489.
- 4.8.3 To prevent disputes over indiscriminate parking, details of what the provision for visitor parking will be should be provided, as the submitted drawings only appear to show one designated visitor parking space, which is between Plots 72 and 73. This is supported by BHL, which states that developers should anticipate realistic levels of car parking demand, to guard against displaced and anti-social parking

4.9 Cycle storage

- 4.9.1 It is noted that condition 11 of the Decision Notice for the outline planning application states:
"Each dwelling without a garage shall be provided with a dedicated cycle storage facility which allows a cycle to be securely locked."
- 4.9.2 Where garages are intended to be used for cycle storage, they should be large enough to accommodate both vehicles and cycles.

4.10 Landscaping

- 4.10.1 The proposed landscaping details are appropriate and raise no concerns in relation to designing out crime.

4.11 Construction Phase

- 4.11.1 There are many crimes that can occur during the construction phase of building. Common crimes include the theft of plant, equipment, materials, tools and diesel fuel. It is therefore strongly recommended that site security be given serious consideration should this application be successful.
- 4.11.2 Guidance on construction site security can be found on the secured by design website at <https://www.securedbydesign.com/guidance/design-guides>

5.0 Conclusion

5.1 The above suggestions if incorporated and observations if addressed are intended to ensure that the development will provide a safe and secure environment by reducing the opportunities for crime and anti-social behaviour. This will accord with the core principles and design objectives set out in the National Planning Policy Framework and local policy.

5.2 Planning Condition

- 5.2.1 Should this application be approved, I would ask that a condition be placed on it requiring that prior to the commencement of any works that the applicant provides full written details of how the issues raised by the Police Designing Out Crime Officer are to be addressed. These measures should be agreed in writing by the Local Authority in consultation with North Yorkshire Police.
- 5.2.2 The details should provide rationale and mitigation in relation to any suggestions made in this report that are not to be incorporated.
- 5.2.3 Reason: To satisfy Paragraph 91 and 127 of the Revised National Planning Policy Framework February 2019 and Section 5.24 of the Authority's Local Plan.
- 5.2.4 It will also enable the Authority to discharge its functions in accordance with Section 17 of the Crime & Disorder Act 1998³.

³ Section 17 of the Crime & Disorder Act 1998, states:

"Without prejudice to any other obligation imposed upon it, it shall be the duty of each authority to which the section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all it reasonably can to prevent crime and disorder in its area."

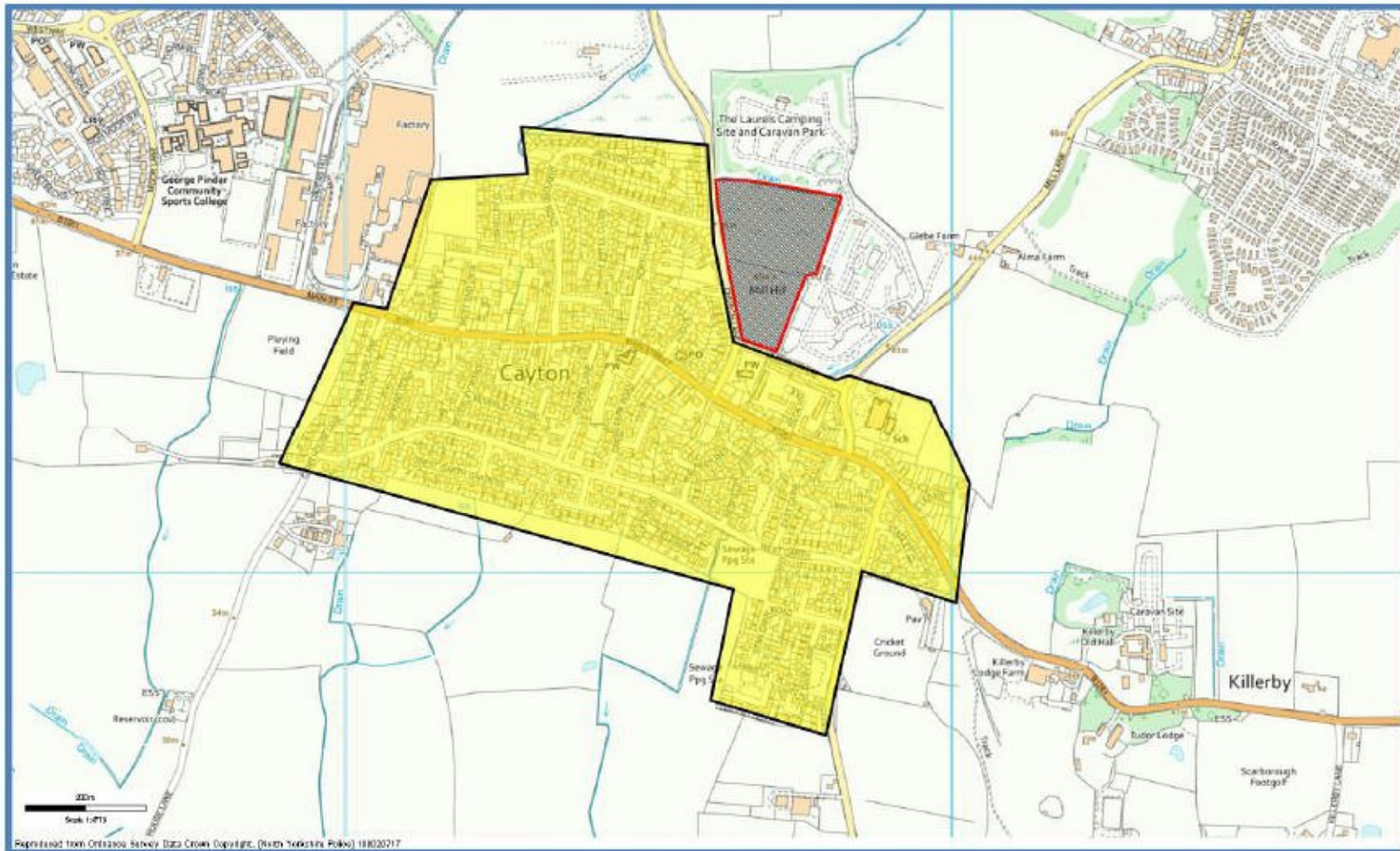
This obligation extends to both Officers and Members and includes Working Groups, Committees and Full Council Meetings.

Appendix A

NYP ASB & Crime Incidents Report

Analysis Study area	Land Abutting Cayton Village Caravan Park, Mill Lane, Cayton
Planning Application reference	20/01224/RM
Size of study area	See Map (0.559 Sq. Km)
Study period start	1 January 2020
Study period end	31 December 2020
Date study completed	18 January 2021
Compiled By	Mark Roberts DOCO

Map Of Study Area



Anti-Social Behaviour

ASB Group	Total
ASB Environmental	8
ASB Nuisance	16
ASB Personal	8
Grand Total	32

ASB by Time and Day 20/01224/RM



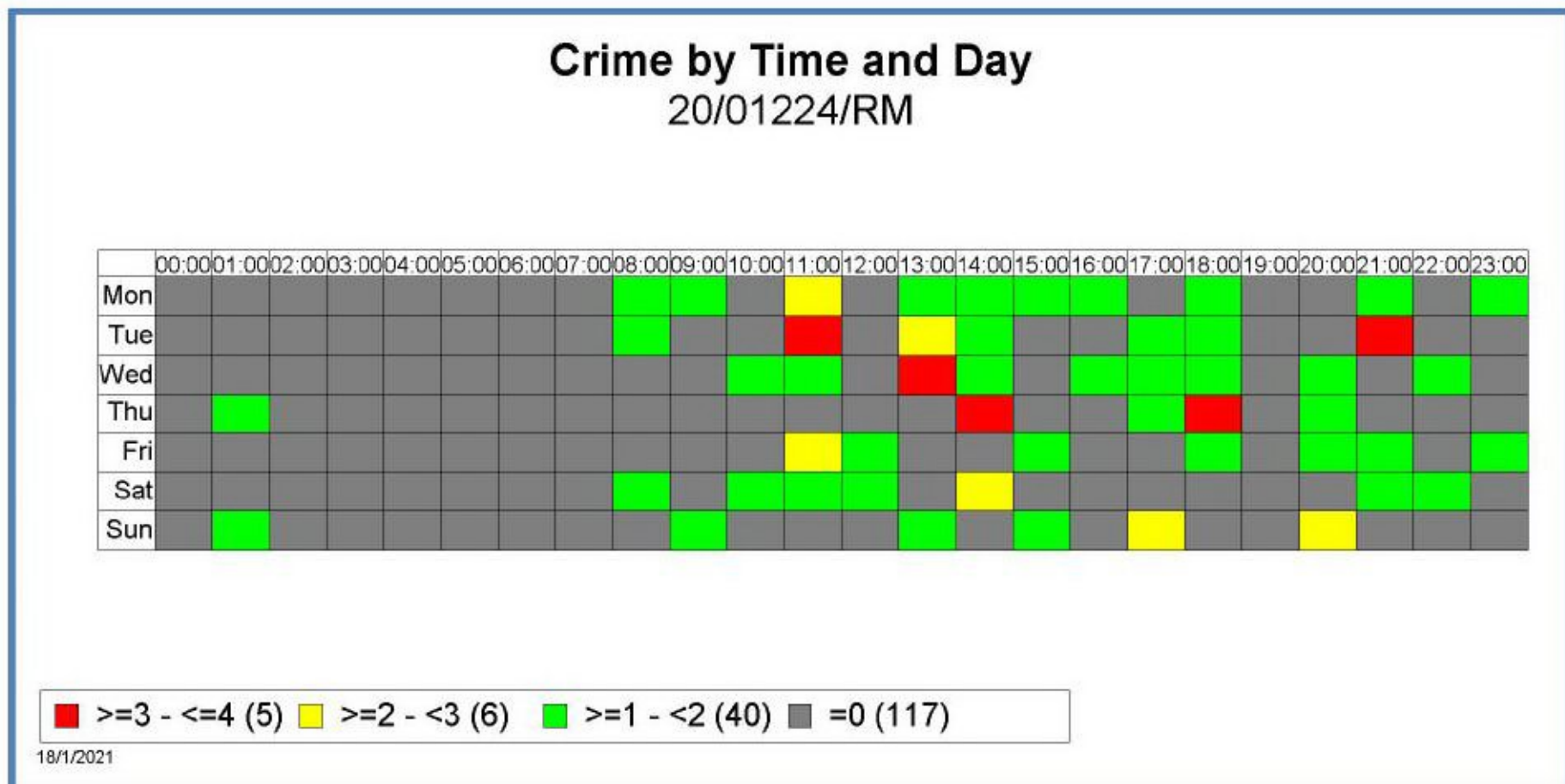
■ >=2 - <=3 (1)
 ■ =2 (1)
 ■ >=1 - <2 (27)
 ■ =0 (139)

18/1/2021

Crime

Crime Group	Total
Arson & Criminal Damage	6
Burglary Residential ⁴	3
Burglary Non Residential	
Drug Offences	
Fraud	17
Misc Crimes Against Society	1
Possession Of Weapons	1
Public Order Offences	3

Robbery	
Sexual Offences	5
Theft: All Other Theft	3
Theft: Bicycle Theft	
Theft: Shoplifting	1
Theft: Theft From Person	
Vehicle Offences	2
Violence Against The Person	25
Grand Total	67



⁴ Includes residential garages, sheds and other outbuildings