

Welcome to the Developers Forum

By Philip Ridley and David Ritchie
Head of Planning and Coastal Management



CIL –
overview, legislation,
spending, reporting and
what's on the horizon.....

Major Sites and Infrastructure Team



What will we cover?

- Who are we?
- An Overview of the Community Infrastructure Levy (CIL)
- A bit about the new Regs
- How CIL operates for District Councils and Town and Parish Councils
- What the Regs say for Town and Parish Councils spending and reporting
- Town and Parish Council Neighbourhood CIL Spending
- Where to find new guidance and templates
- Why did we review District CIL spending?
- A bit about the CIL Spending Strategy
- Update on the progress of service improvements – Developer Contributions
- Questions/Feedback

Who are we?

- Major Sites and Infrastructure Team
- Focus on new development (local plan) and mitigation
- Some of the team deal with major planning applications and habitats mitigation work
- Dedicated resource for processing – CIL, s106 and Rams
- Working on a Digital Solution to provide real time information
- Dedicated resource working on the delivery of infrastructure with other statutory partners (Health, Education, Highways)
- Dedicated email and phone number:
- CIL@eastsuffolk.gov.uk 01502 523059
- **Right Infrastructure, Right Place, Right Time**

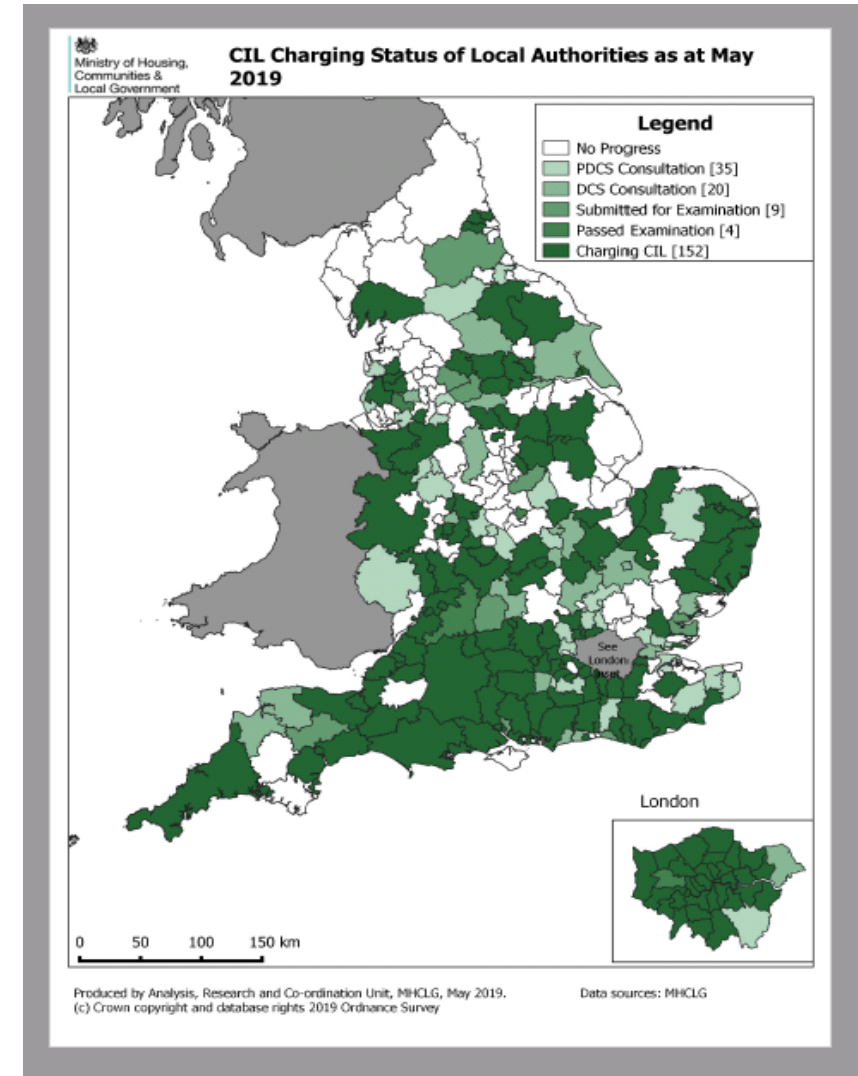
Overview of CIL

- Legislation - CIL Regulations 2010 (as amended)
- Not replaced s106 – still required for Affordable Housing and site specific mitigation.
- Very large strategic sites – just s106 because of infrastructure requirements – e.g. Brightwell Lakes (BT Adastral Park)
- Waveney DC early adopter in May 2013 – CIL collected WEF 1 August 2013
- Followed by Suffolk Coastal in May 2015 – CIL collected WEF 13 July 2015

Overview of CIL – CIL in England

**156 Charging
Authorities (CA's)**

**47% of potential
CA's**



An Overview of CIL in East Suffolk



- **CIL is paid on commencement** – instalments (2 years to receive)
- **Split into the 3 statutory ‘pots’**
 - 5% Admin
 - 15%* (25%) Neighbourhood CIL (NCIL)
 - * subject to an indexed cap of £100 per Ctax dwelling in town or parish council area
 - The rest – District CIL (DCIL)
- **NCIL – paid to town and parish councils 28 April/28 October**
- **NCIL - paid £1.9m to date**
- **DCIL – allocated £2.5m (19 projects, 7 already completed)**

A bit about the new Regs


- **NEW CIL Regs** – effective 1 September 2019
- **CA's (and those directly receiving must produce an annual Infrastructure Funding Statement – 1st by December 2020**
- **CA's must publish CIL Rates with the new RICS CIL rate applied.**
- **New and revised CIL Forms and guidance. – 'Download the CIL forms' plus**
- **New Planning Practice Guidance on CIL and a new data standard for publishing data on developer contributions (not fully built into Regs yet).**
- **Change to the information town and parish councils need to report on in Annual CIL Report.**
- **Tighten up CIL Enforcement – debt recovery via Magistrates Court and Bailiffs.**
- **No longer loose self build exemptions if forget Form 6 – but do get a surcharge**

How does District CIL and Neighbourhood CIL Spending operate?

District councils

- Local Plan  **New Homes/Employment**
 - Local Plan contains Infrastructure Delivery Framework
 - Critical, essential, desirable infrastructure - plan sustainable
 - Conversations with infrastructure providers
-  **Annual Infrastructure Funding Statement**

Town and Parish Councils

- Neighbourhood Plans (25%)  **Infrastructure Priorities**
- Infrastructure Priorities should be the focus of the 25% Neighbourhood CIL (NCIL) spending
- Parish Councils (15%) - Parish Infrastructure Investment Plan (PIIP)

Things to remember about CIL

- CIL is not negotiable
- Only get instalments policy if you have “assumed liability to pay CIL” – CIL form 2 or CIL form 5 (permitted development) – **otherwise due immediately and in full**
- Where retrospective permissions are required and granted for CIL liable development the **CIL is due immediately and in full**
- Once commenced – applicant cannot apply for exemptions
- Commencement is any material operation on the land – access, service drains, footings, demolition
- CIL Forms applying for exemptions – must be signed in person

Things to remember about CIL

- Form 6 Commencement Notice – minimum of 24 hours prior to commencement – wait for this to be acknowledged
- No form 6 – self build or Affordable Housing Relief no longer lost – but surcharges now apply
- Phased development should ideally be described as that in the description and must have an phasing plan which denotes which plots/development in which phase
- CIL Forms and PPG provide a lot of information on how CIL operates for s73 permissions and phased development – flow charts and worked examples
- Also where you download CIL Forms
- To get existing use/demo credit – provide plans and lawful use evidence – Regs require 6 months in preceding 3 years

Why did we review District CIL spending?

- Local Plan for Waveney adopted
- Draft Local Plan for Suffolk Coastal area - under formal consultation
- We have developed Infrastructure Delivery Frameworks which form part of each local plan
- Review of Legislation – CIL Regs/NPPF/Planning Practice Guidance
- We are now East Suffolk Council
- Commenced prep for a New CIL Charging Schedule for East Suffolk
- CIL Funding Gap – need to look to collaboratively fund infrastructure
- Renewed focus on delivering the infrastructure required to support the development in the local plan.

A bit about the CIL Spending Strategy

- Approved on 7 January 2020
- New governance arrangements
- Clear validation and prioritisation criteria
- Time frame with defined actions
- Built in review process – over 3 year period
- CIL Spending Working Group (members)
- Approved applications feed into annual Infrastructure Funding Statement (Reg 121A)
- Transparency in decision making

Progress of Service Improvements

- Major Sites and Infrastructure Team ✓
- Completed review - current systems/ latest requirements ✓
- Identified and purchased digital solution - Exacom ✓
- Obtained approval for resourcing the move to a Digital Solution ✓
for all developer contributions (CIL, s106 and RAMS –habitats mitigation)
- Obtained approval for resourcing for the management and delivery of an excellent service for infrastructure delivery ✓
- Published CIL Rates with new BCIS index ✓
- Currently looking at CIL pre –app and advice service
- Currently looking at re-establishing s106 monitoring fees
- Renewed focus on CIL Debt recovery and enforcement

Progress of Service Improvements

About the new system (called EXACOM) :

- One stop shop
- Transparency
- Allows focus on spend/collaborative spend
- Efficient and Effective
- Demonstrates the 'Golden Thread'
- Can view data at District, Area, Ward or Parish level
- Better planning for infrastructure
- Support to local delivery of projects - Neighbourhood CIL spending
- **BUT** – will take up to 2 years

Questions and Feedback

- Feedback – please tell us what haven't we covered?
- Contact us – best is via CIL@eastsuffolk.gov.uk
- 01502 523059
- We are here to help you –
- Questions?



Transforming Planning and Building
www.planningportal.co.uk

Do you know the Planning Portal?

The national home of planning and building control



@PlanningPortal



Planning Portal

Introduction

Most planning and building control applications are now submitted online. You can apply to every local authority in England through the Planning Portal.

Who are we

The Planning Portal is a website that was established by UK Government in 2002 to allow planning applications in England and Wales to be processed electronically.

The Planning Portal provides a conduit between those submitting planning applications (such as architects) and the local planning authority who will determine the application.

Do you know the Planning Portal

Our Mission

Since 2002, the Planning Portal has helped to transform the planning process, making information and services simpler and more accessible for those involved in the process, be that applicants, agents or local authorities.

Our mission is to continue and build on this, transforming planning and building.

The Company

We are a joint venture between the Ministry of Housing Communities and Local Government and TerraQuest Ltd



Ministry of Housing,
Communities &
Local Government

Our History

2002

The Planning Portal is established by the UK Government to allow planning applications to be submitted online

2008

1app project reduces the number of form variations from 12,000 to one

2011

50% of all planning applications online via the Planning Portal

2015

Planning Portal becomes a private entity, a joint venture between DCLG and Terraquest

2016

90% of all planning applications go through the website
New website and Building Control service launched

2018

Launch of the Financial Transaction Service

Monthly Planning Portal Statistics

The average number of visits to the site during a working day

- November 2019 was 29,701
- November 2018 was 27,052
- Up 9.8%



c.90%
Planning applications submitted nationally through Planning Portal (around 2,100 per day)

Building control application service
More than 40,000 applications submitted
Over 70% of local authorities signed up



In Partnership with Local Authorities

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Access local council services and information quickly and easily



[Home](#) > [Planning](#) > [Planning applications](#) > [Do I need planning permission?](#)

Do I need planning permission?

The [Planning Portal](#) provides interactive guides on some of the most common forms of household development.

Interactive house

Explore the interactive semi-detached house for guidance on many common householder projects.

Interactive terrace

Explore the interactive terrace for guidance relating to flats, shops and basements as well as many common householder projects.

[Suffolk Advisory Parking Standards](#) sets out advisory levels of parking for particular types of scheme.

[Pre-application planning advice](#) - It is advisable to check at the outset with the Planning Office to see if permission is needed.

Mini guides

Explore mini guides for visual walk-throughs of popular household building projects.

- [Conservatories](#)
- [Extensions](#)
- [Loft Conversions](#)
- [Outbuildings](#)
- [Porches](#)
- [Satellite, TV and Antenna](#)



In this section

- > [View planning applications](#)
- > [Do I need planning permission?](#)
- > [Pre-application planning advice](#)
- > [Making a planning application](#)
- > [Planning Committee](#)
- > [Planning decision appeals](#)
- > [Developers Forum](#)
- > [Commenting on planning applications](#)
- > [Adastral Park planning application](#)

► [Contact us](#)

[Home](#) > [Planning](#) > [Planning applications](#) > [Making a planning application](#)

Making a planning application

[Submit a planning application online via the Planning Portal](#)

The most efficient way to submit a planning application is by using the online service from the Planning Portal, however [downloadable planning application forms](#) are available

[Planning Portal online planning application fee calculator](#)

- [Modification and discharge of planning obligations application form](#)

What do I need to submit?

Planning application fees, forms and checklists vary depending on the type of application. Under certain circumstances you may also need to submit a [design and access statement](#), or a [heritage statement](#).

For small developments (1 or 2 dwellings) on existing residential or greenfield sites on land which is potentially contaminated or where the proposed end use is sensitive you will also need to complete a [land contamination questionnaire](#).

Every planning application needs a site location plan and block plan showing the location and boundaries of the site you are planning to work on, the required supporting documentation, the completed application form and the fee. Required supporting documentation can be found on the relevant checklist.

Ordnance survey plans can be purchased from Customer Services at the Marina Customer Service Centre, Lowestoft or you can use the Planning Portal's '[Buy a Plan](#)' service to ensure that you meet our requirements, whether you are a planning professional or first-time applicant.

- [More information on what to submit with your planning application from the Planning Portal](#)

Pre-application

It is advisable to check at the outset with the Planning Office to see if permission is needed.

- [Pre-application planning advice](#)

Submit a planning application

The appropriate application form and supporting documents to be submitted.

In this section

- [Design and access statements](#)

► [Contact us](#)

Do you know the Planning Portal?

- National Planning service
- National Building Control service
- Guides, Services and Information
- Policy and Legislation
- Interactive Guides
- National Planning Payment Service



Do you know the Planning Portal?

- News and Blogs
- Fee Calculators
- Online location and site plans
- Professional Portal



Dedicated Online and Telephone Support

- Resolved within service level target of 95%
- Dedicated Specialists
 - Compliance
 - Change implementation
 - Testing

SUPPORT



Why Online Applications

Benefits for the Applicants

Reduce paper

- Apart from the environmental impact an application costs on average £110.00 in printing
- Reduces expensive postage
- Paper Forms we have taken 12,000 plus forms down to 1 online form being online it is always up to date and maintained
- Applicants do not have access to expensive printing equipment
- Smart Phone and Tablet optimised

Why Online Applications

Benefits for the Applicants

Ease of use

- You can start and save your draft applications for future submission
- All the information and guidance are in one place
- Online forms guide the applicant through the process
- Upload all plans, drawings and files that are needed
- Calculate the fee on line
- Pay and submit your application and receive a receipt instantly
- All applications given a unique reference
- All applications stored securely

“It’s the way people pay bills, do accounts, banking, book holidays and shopping”

Why Online Applications

Benefits for the Local Authority

Paper Applications

- Do not have to manage paper, storage and receipt of application
- No Longer have to scan it in index and input into the back office document system
- Disposal of paper applications

On line Applications

- When submitted and payed the application is sent to the Local Authority and is downloaded into the back office
- So minimal indexing and handling is needed
- Only applications that are payed are submitted so no need for chasing payment so reducing invalidation
- Everything is dated, timed and backed up automatically

The Planning Portal Payment Service



The Planning Portal Payment Service

Provides simple, consistent payment options for all of England

- The same payment details for all applications and all LPAs
- An automatic receipt for each application payment

100% of planning applications with payments

- Free up validation resource
- Easier, quicker reconciliation
- No need to managing multiple payment systems, allocating payments, chasing applications with out payment

Provides better customer service to local agents/applicants

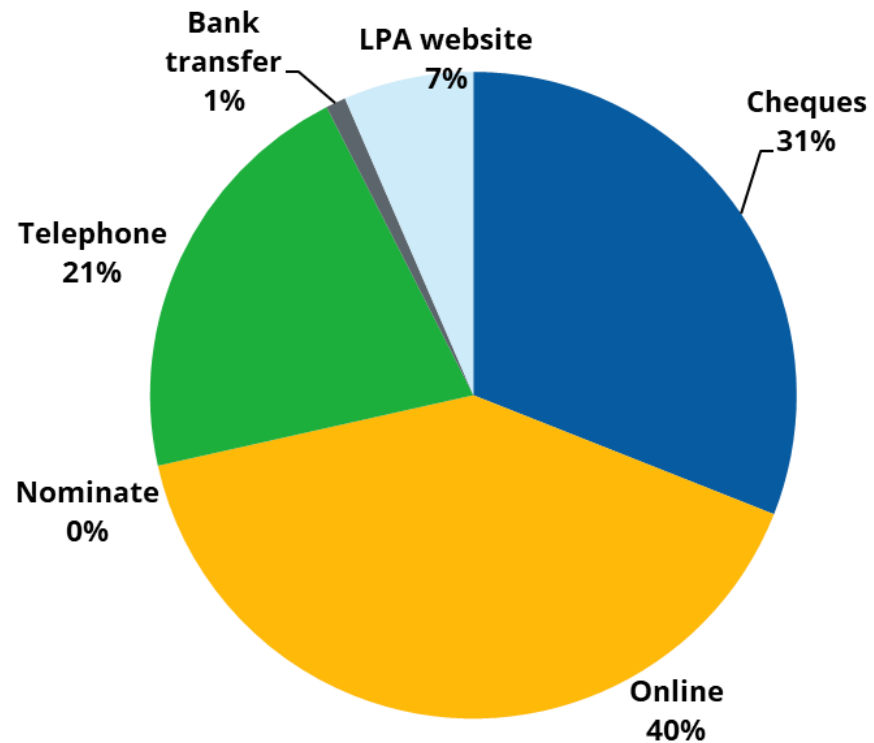
- A quicker, more straight-forward service
- Transfers payment accountability to the Planning Portal
- Less confusion over who to deal with
- Consistency in payment options for all agents and applicants

Keep more planning fee income

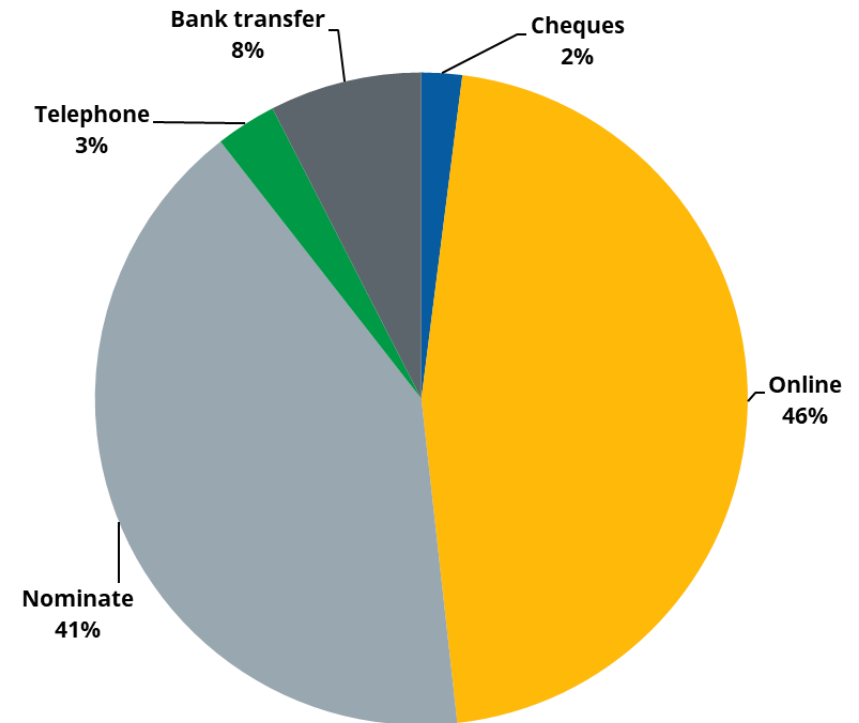
- Credit card, banking and payment engine fees no longer eat into planning application income

The Planning Portal Payment Service

Pre Payment Service 2017



Post Payment Service



Professional Portal

Professional Portal



The Professional Portal is a hub of tools, services and guidance for those working in the planning and building industry.



A hub of tools, services and guidance.

- Professional services for those in the planning and building industries
- Environmental Reports
- Calculators and useful tools
- Buy plans and maps
- Keep up to date with Industry news
- Find contact details of Local Councils

Building Control

Make an application »

Apply for building regulations approval to local authorities and approved inspectors.



Building Control

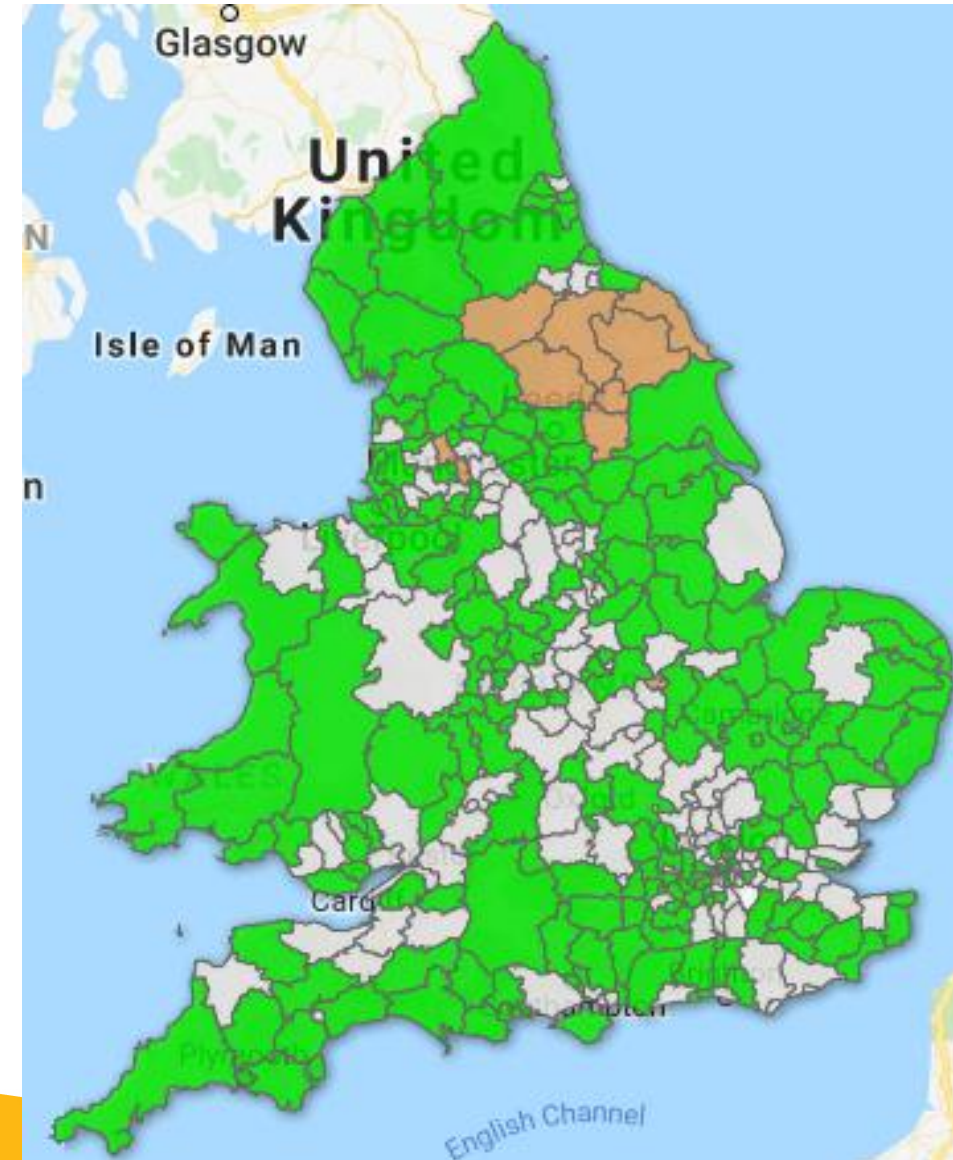
- The national home of building control in England & Wales.
- Catering for Full Plans, Building Notice & Regularisation.
- Consistent look & feel with planning service.
- LABC & AI Directories.

[Make an application »](#)

Apply for building regulations approval to local authorities and approved inspectors.

Building Control

- 220 LABCs
- 70% of Local Authorities are Live
- 58,635 Online submissions
- 58,114 application attempts...
- 30,000 monthly page views






Interactive Guides



Interactive Guides

- Interactive house
- Interactive terrace
- Interactive flat and shop

Detached House	Terraced House	Shop & Flat
		
Planning permission and building regulation information for detached and semi-detached houses.	Planning permission and building regulation information for terraced houses.	Planning permission and building regulation information for shops, flats and apartments.
Open	Open	Open

Interactive House



Extensions and additions



PLANNING PERMISSION

BUILDING REGULATIONS

GREENER HOMES

You can often extend or add to your house without the need to apply for planning permission provided you meet a set of limits and conditions.

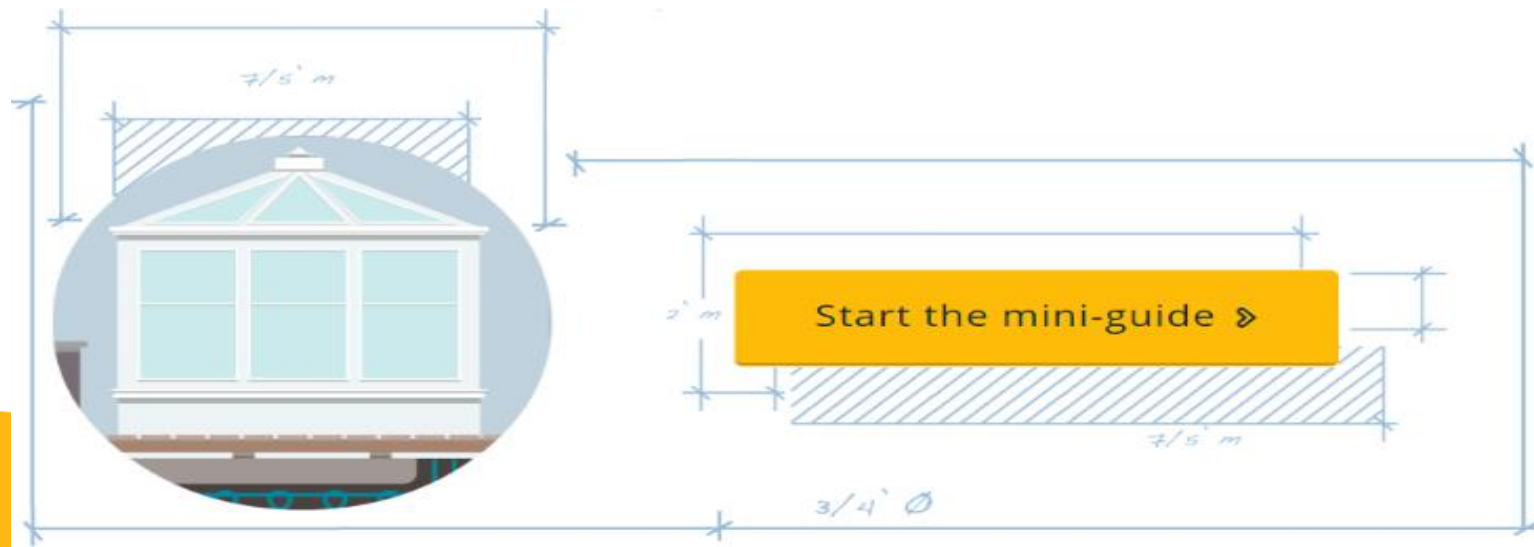
The regime for what is allowed without planning permission applies largely to the dimensions of the proposed extension, its position on the house and its proximity to your boundaries.

You will also need to apply for planning permission if more than half the area of land around the "original house" would be covered by additions or other buildings.

[Learn more on the Planning Portal.](#)

Mini Guides

- Loft conversions guide
- Extensions guide (single storey)
- Extensions guide (two storey)
- Conservatories guide
- Outbuildings guide
- Porches guide



Mini Guides

« Extensions (single storey)

« Extensions (two storey)

« Loft Conversion

Introduction

1 House within designate land - Cladding

2 House within designate land - Side extensions

3 Area permitted

4 Fronting highway

5 Materials

6 Side extension width

7 Side extension height

8 Within two metres of th boundary

9 Rear extension depth

Introduction

1 House within design land

2 Area permitted

3 Eaves and roof heigh

4 Depth

5 Roof pitch

6 Materials

7 Side windows

8 Balconies

Summary

Introduction

1 House within designated land

2 Additional volume limits

3 Fronting highway

4 Materials

5 Height limit

6 Balconies

7 Windows

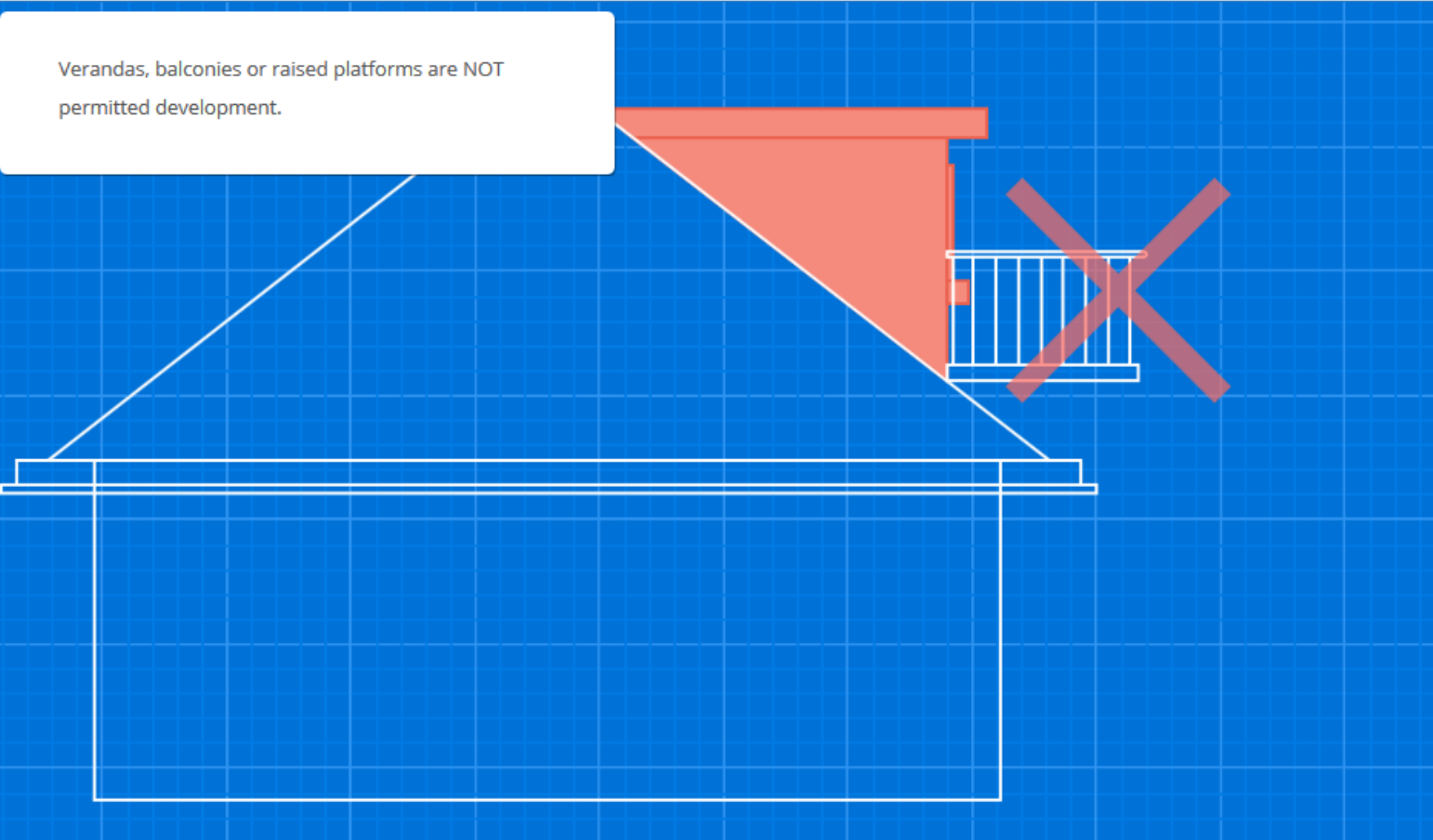
8 Distance from eaves

9 Protected species

Summary

6 Balconies

Verandas, balconies or raised platforms are NOT permitted development.



Our Partners



Ministry of Housing,
Communities &
Local Government



RTPI

Royal Town Planning Institute



Chartered Institute of
Architectural Technologists



Llywodraeth Cymru
Welsh Government



PLANNING PORTAL

Transforming Planning and Building
www.planningportal.co.uk

We're here to help...

Ian Foster

Business Development Manager

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Support

t: 07785 518797

e: Support@planningportal.co.uk

t: 0333 323 4589



@PlanningPortal



Planning Portal

Planning Policy Local Plan Updates

Desi Reed
Planning Policy and Delivery Manager



Update on the Suffolk Coastal Local Plan Examination

- Local Plan covers strategic policies, development management policies and site allocations.
- Subject to Issues and Options consultation in 2017 and First Draft Local Plan consultation in 2018.
- Final Draft Local Plan agreed by Council in January 2019 and then published for representations on soundness.
- Final Draft Local Plan submitted to Planning Inspectorate March 2019.
- Examination hearing sessions took place in August and September 2019.
- Council waiting on further correspondence from the Inspector.

Next steps

- Dependent on Inspector, he may require Council and/or other parties to undertake further work.
- Anticipating another period of public consultation on “main modifications”.
 - A normal part of a Local Plan Examination, with responses only being focussed on the modifications,
 - Will be presented alongside a tracked changes version of the plan,
 - Likely to identify a series of changes to supporting text and policies that have resulted from responses to Final Draft Local Plan and issues debated at hearing sessions,
- Following public consultation on “main modifications” Council will expect to receive Inspector’s report.
- Should the plan be found “sound”, the Inspector’s Report and plan with modifications will then be presented to Full Council for adoption of the Local Plan.

Update on the Waveney Local Plan

- Document found “sound” and adopted by the former Waveney District Council in March 2019.
- Whole Local Plan which covers the former Waveney area (excluding the Broads Authority).
- Includes strategic policies, topic based criteria policies and site allocations.
 - Will be the basis for future Supplementary Planning Documents, Development Briefs and Master Plans.
 - Also guides future Neighbourhood Plans in the plan area.
- Supported by a Monitoring Framework and Infrastructure Delivery Framework.
- Local Plan for the Broads Authority adopted May 2019.

Other work across East Suffolk

- Several areas of work we will be engaging with you on over the next 12 to 18 months
- Reviewing the Statement of Community Involvement that sets down how and when the Council engages and consults on the preparation of planning documents and on planning applications
- Community Infrastructure Levy Charging Schedule
- Supplementary Planning Documents to assist in the implementation of planning policies including:
 - Coastal Change
 - Sustainable Construction
 - Affordable Housing
 - Habitat mitigation
 - Historic Environment
 - Small site development briefs
 - Masterplans
- Rolling out the Waveney Cycle Strategy and Green Infrastructure Strategy across East Suffolk

Development Management

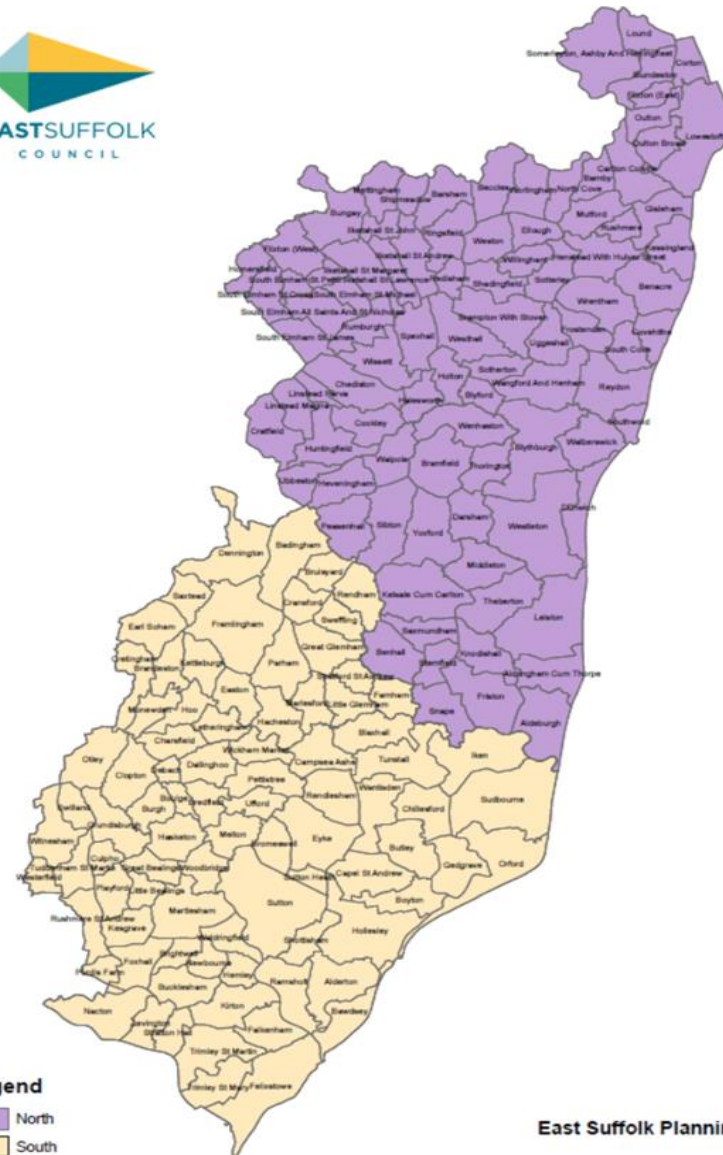
1. Area Teams and Officers
2. Scheme of Delegation
3. Planning Committee

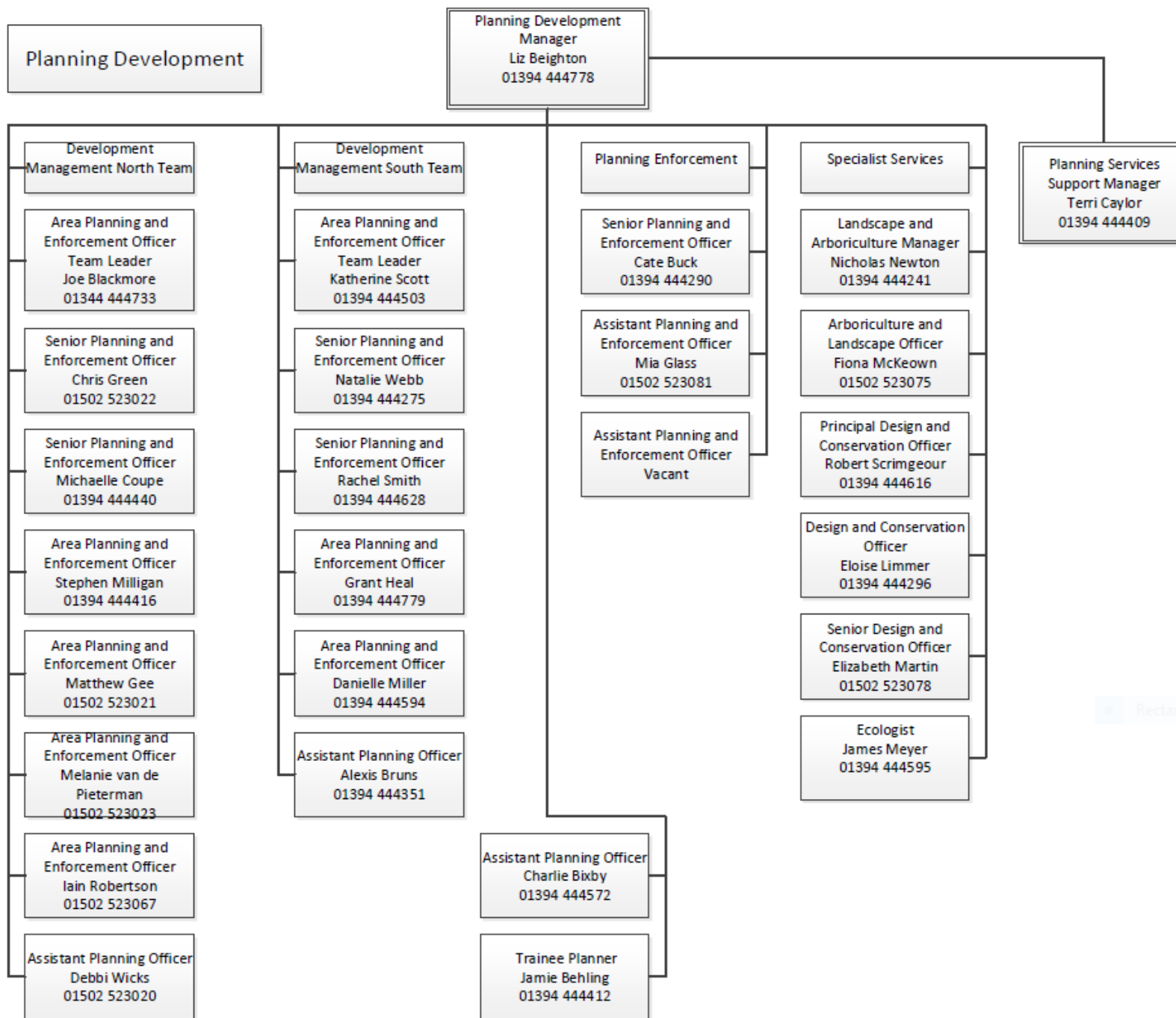
Liz Beighton Planning Development Manager



Area Teams

- These area teams report to the two Area Planning Committees
- The North Committee sits in Riverside and South Committee at East Suffolk House





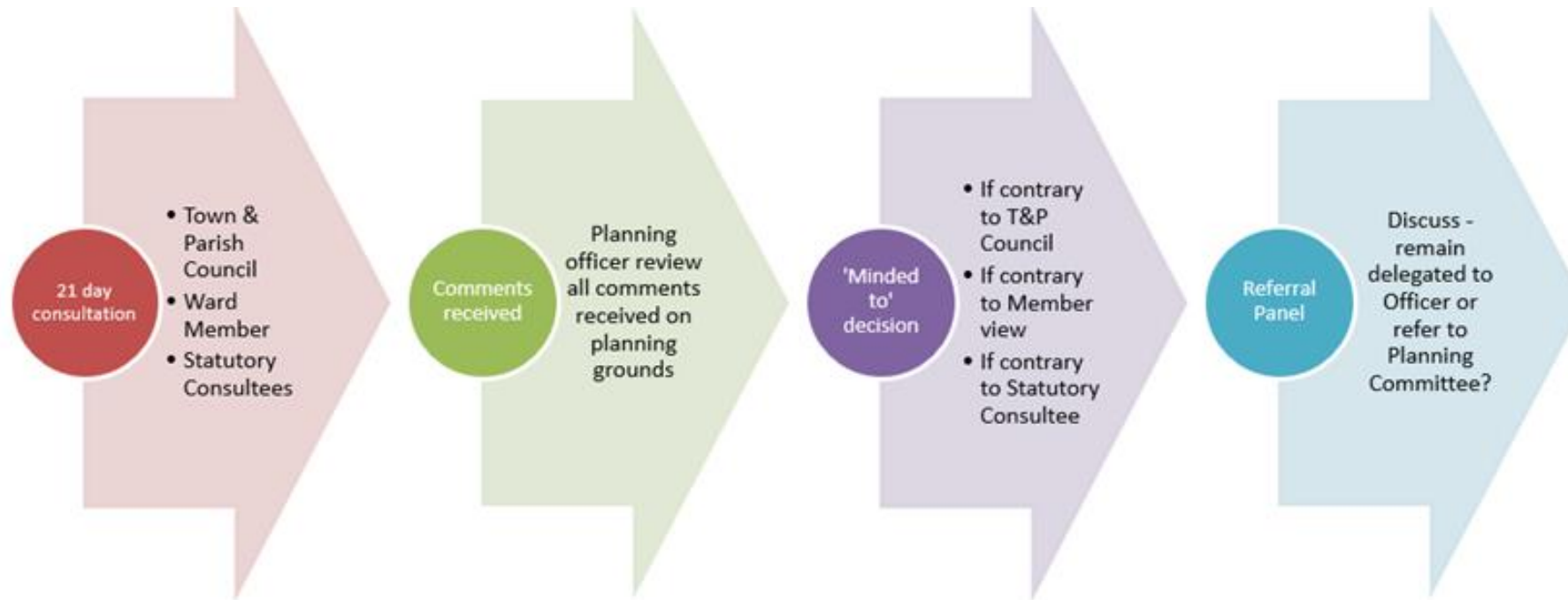
Scheme of Delegation

All planning application decisions including decisions concerning Environmental Impact Assessment (EIA) decisions or considerations requiring Habitat Regulation Impact Assessments (HRA) are **delegated** to Head of Planning and Coastal Management UNLESS:

1. The Planning Application is, in the opinion of the Head of Planning and Coastal Management and/or the Chair and Vice Chair of the Planning Committee, of significant public interest; would have a significant impact on the environment; or should otherwise be referred to Members due to its significance in some other respect; or
2. The applicant or landowner is East Suffolk Council;
3. The applicant, or agent, is an East Suffolk Councillor or an East Suffolk Council employee, or the applicant, or agent, is a close relative of an East Suffolk Councillor or East Suffolk Council employee; or
4. The referral process is triggered (see next slide) –

In which case, if item 4 is invoked, the Planning Application will be referred to the Referral Panel – the panel will discuss with the Head of Planning and Coastal Management (based on planning grounds) to either refer the application to Planning Committee for decision or remain delegated to the Head of Planning and Coastal Management.

Referral Process



Subject to the procedure detailed below, there is a right to speak for, or against, any applications for rights of way, planning permission or similar applications (e.g. Listed Building). There is no right to speak on enforcement issues, which appear on the agenda of the Planning Committee.

PROCEDURE WHEN AN ITEM IS SCHEDULED TO BE REPORTED TO A PLANNING COMMITTEE

Progress on applications can be monitored online by visiting the Council's website – www.eastsuffolk.gov.uk. This will indicate if the application is going to be considered by the Planning Committee and, if so, when. The following would normally be permitted to speak:

- representative of Town / Parish Council or Parish Meeting;
- applicant or representative;
- objector;
- relevant ward Members

The intention is that only one person would speak from each of the above parties.

PROCEDURES AT PLANNING COMMITTEE MEETINGS

Interested parties who wish to speak will need to register before the start of the meeting, the registration to speak at meetings can take place any time in the five days leading up to the Committee date up to 5pm, the day prior to the scheduled meeting.

ORDER OF SPEAKING

The order of debate will be as follows:

1. Introduction by Planning Officer or relevant Officer for rights of way applications;
2. Representations by objector;
3. Representations by relevant town or parish council (in exceptional circumstances the Chairman may allow more than one parish council to send a representative by prior agreement where a development proposal is of such magnitude that it affects several parishes);
4. Ward Member(s);
5. Representations by applicant or representative;
6. Planning Committee general debate.



ILLUSTRATIVE MATERIAL

If a speaker wishes to refer to illustrative material, which they wish to be displayed at the meeting, then this must be provided to the Officers 24 hours in advance of the meeting so that appropriate arrangements can be made for its display.

If the application is deferred until the next meeting for further information, negotiations or a site visit, either before or after public speaking, speakers will have the opportunity to present their views again.

There will be an Officer present at all meetings to ensure that procedures are properly followed.



Development
Management



RESIDENTIAL DESIGN GUIDE



FIRST PRINCIPLE

norfolk.police.uk/firstprinciple
suffolk.police.uk/firstprinciple



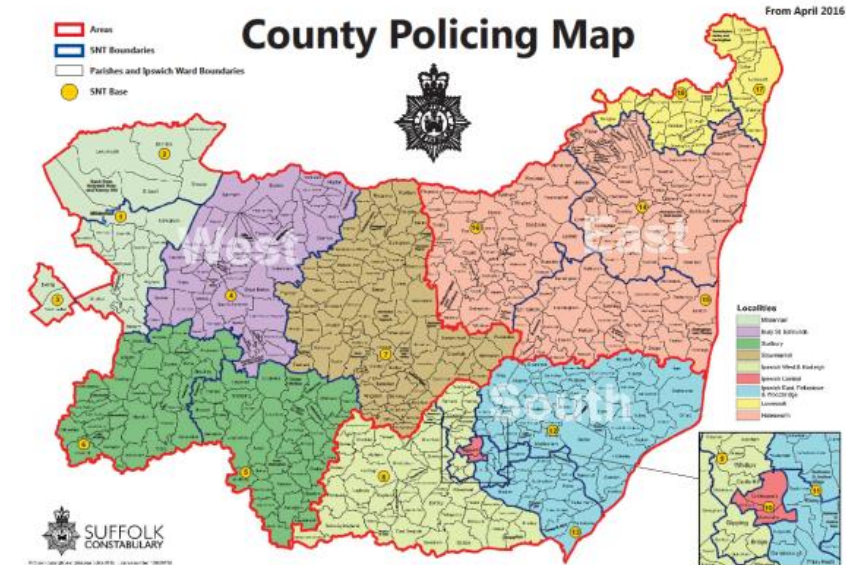
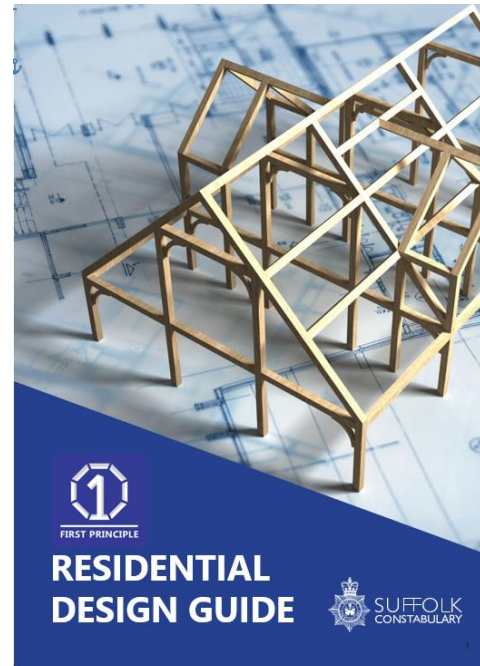
SUFFOLK
CONSTABULARY

Alan Keely

Jackie Norton

Phil Kemp

Lucy Mures





FIRST PRINCIPLE

norfolk.police.uk/firstprinciple
suffolk.police.uk/firstprinciple

Why do we need to Design Out Crime?

Negative impacts upon community well-being and quality of life

Crime contributes to social exclusion

Crime also threatens the success and vitality of town centres and employment areas by acting as a brake on economic growth and prosperity





FIRST PRINCIPLE

norfolk.police.uk/firstprinciple
suffolk.police.uk/firstprinciple

Evidence Based

We know from experience the types of design issues that cause crime

Extensive research by Academics and Secured by Design

More information in Homes 2019





FIRST PRINCIPLE

norfolk.police.uk/firstprinciple
suffolk.police.uk/firstprinciple

Legislation

Section 17 of the 'Crime and Disorder Act 1998'

This part of the CDA places a duty on each local authority: '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 that it reasonably can to prevent crime and disorder in its area to include anti-social behaviour, substance misuse and behaviour which adversely affects the environment'.

National Planning Policy Framework.

National Planning Policy Framework: Paragraph 91b.

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.

Paragraph 127(f).

Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Further information on SBD can be found at
www.securedbydesign.com



Department for
Communities and
Local Government

12 July 2017

The Chief Planning Officer

This letter is to remind local planning authorities of the important role the planning system plays in ensuring appropriate measures are in place in relation to counter-terrorist and crime prevention security.

Both the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) set out guidance in creating safe and accessible communities. In particular, I would draw your attention to the following: paragraphs 58 and 69 of the NPPF recommend that local planning authorities ensure their policies and decisions aim to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Paragraph 164 advises that when preparing their Local Plan, local authorities should work with local advisors and others to ensure that they have taken into account the most up-to-date information about higher risk sites in their area for malicious threats and natural hazards, including steps that can be taken to reduce vulnerability and increase resilience. The Design section of the PPG includes crime prevention and security measures.

Links to the above guidance are contained in Annex A to this letter. Reference should also be made to the guidance: "Protecting crowded places: design and technical issues".

The NPPF recognises that local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage, as this can help ensure high quality schemes that best deliver all parties priorities. For instance, and where appropriate, pre-application discussions between planning officers and security advisors, such as Counter Terrorism Security Advisors and police Crime Prevention Design Advisors, will ensure that authorities and applicants share an understanding, right at the beginning of the design process, of the level of risk and the sort of measures available to mitigate the risk in a proportionate and well-designed manner. Pre-application engagement can also explore whether some measures needed to enhance safety and security may be achieved using permitted development rights.

Permitted Development rights allow for a range of works which can aid security to be undertaken without the need to submit a planning application. The rights are set at a level appropriate for a national grant of planning permission. They do not preclude planning permission being sought for works that go beyond and which may be necessary to deal with local circumstances.



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The DOCO Role

What do we do now?

- Respond to planning applications on behalf of the police
- We make recommendations that we know will reduce the opportunity for crime to occur
- We try to make these realistic and cost effective

What would we like to do?

- Work with designers from the earliest opportunity
- Be seen as complimentary to the design process
- Make sure our developments are safe now and for the future





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KEY AREAS OF DESIGN

Controlling Access and Movement

Local Ownership and Defensible Space

Natural Surveillance

Permeability

Orientation of Dwellings and Active Frontages

Footpaths and Cycleways

Private, Communal and Public Areas

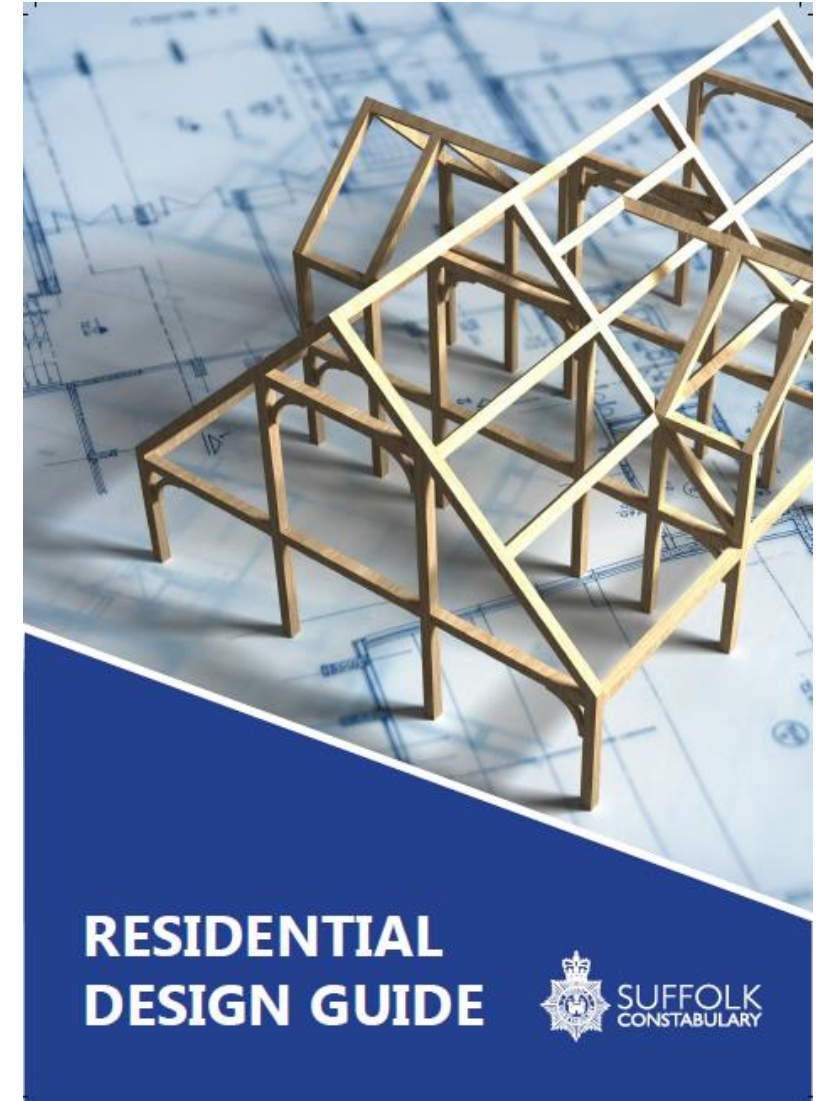
Front Boundaries

Lighting

Landscaping

Parking

Future Care and Maintenance



**RESIDENTIAL
DESIGN GUIDE**





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ACCESS AND MOVEMENT

Good layouts play a key role in tackling crime and social exclusion by creating better connected and more accessible environments without compromising security

A good 'movement framework' provides convenient, overlooked and well-used principal routes that lead directly to where people want to go.

This removes the need for underused alleyways, footpaths, shortcuts and minor access points which are vulnerable to crime.

Need to balance with aspects of permeability





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Local Ownership and Defensible Space

Crime and anti-social behaviour is more likely to occur if users are unclear whether space is public or private, and are unaware of the behaviour expected in each. It is vitally important to establish boundaries with a clear distinction between public, semi-public/communal and private areas.





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Natural Surveillance

There are many ways in which the design and layout of dwellings can optimise surveillance while maintaining privacy.

- Orientation and location of active rooms
- Avoid windowless elevations
- Consider if you are providing hiding spaces
- Avoid recessed front doors more than 600 mm





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Natural Surveillance

Avoid creating hiding spaces

Why we don't like undercroft parking





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Permeability

The balance between permeability and accessibility is always a delicate one. From a police perspective, we want less permeability as it creates entry and escape routes for those who may want to commit a crime.

We encourage designers look at the design of walkways, lighting, surveillance and the security of surrounding properties to ensure that any permeability is as safe as it can be and that the offender will stand out in a well-designed community.

There is no blanket approach and each development is different. Developers are advised to consult the DOCO early in the design stage.

"Permeability can be achieved in a scheme without creating separate movement paths" and notes that "paths and pavements run as part of the street to the front of dwellings reinforces movement in the right places to keep streets animated and does not open up rear access to properties".

The Design Council's/CABE's Case Study 6 of 2012



Although this site has good permeability and through routes for both pedestrians and vehicles, the layout has perimeter blocks that ensure well fronted streets with active rooms and secure private rear gardens.



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Orientation of Buildings

Buildings should face the most public side with good natural surveillance from active rooms

Front Elevations should have at least one habitable room





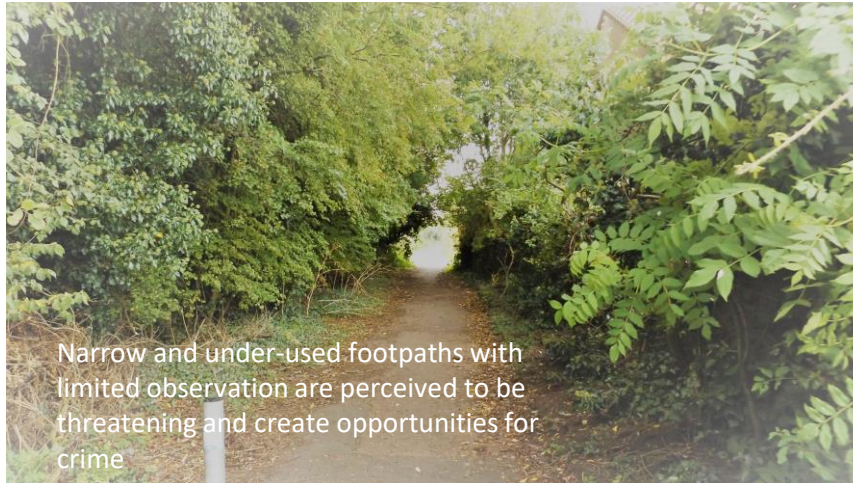
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Footpaths and Cycleways

Public footpaths and Cycleways should:

- Be well-overlooked by neighbouring properties.
- Be straight and wide to maintain good visibility along their route, ensuring that any recesses or gaps between buildings are closed off by a wall or railings.
- Run alongside one another where possible and not be segregated, ensuring a combined width of at least 4 metres, subject to maintaining the need for road safety.
- Not be located along the backs of properties where there is limited natural surveillance.
- Avoid having sharp changes in direction which cause blind spots.





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Private, Communal and Public Areas

Providing adequate and well maintained public spaces to serve residential developments can make an important contribution to community safety and well-being by raising levels of activity in the public domain and providing valuable local facilities for all age groups.

Clear definition required between private, public and communal areas.





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Boundaries

Front Boundaries

Front boundaries should ideally be around 1 metre in height and permit views through or over them. Railings are often the best option in areas vulnerable to graffiti.



Rear and Side Boundaries

Vulnerable areas, such as exposed side and rear gardens, need more robust defensive barriers by using walls or fencing to a minimum height of 1.8m. There may be circumstances where more open fencing is required to allow for greater surveillance. Trellis topped fencing can be useful in such circumstances. Additional deterrent features such as increasing the height of fencing or planting thorny shrubs may be considered as an alternative.





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Lighting

Not only is criminal activity more likely to be noticed, it is also more likely to be challenged and/or reported by members of the public. It is well established that lighting uniformity is more important in reducing crime than absolute lighting levels

Good and Bad”!





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Landscaping

Maintain Natural
Surveillance

Don't create potential
dark places

Clear sightlines
required over 25m





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In Curtilage Car Parking

Residential parking should be provided on driveways or in purpose built garages within the curtilages of dwellings and located close to and visible from the owners' dwellings wherever possible. Dwellings with integral garages should ideally have the front door and an active room window to the front elevation.





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Surface Car Parks

Well designed and cared for planting means that this car park looks attractive and sight lines are kept clear.





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Future Care and Maintenance



Unkempt areas encourage crime

Ensure long term arrangements are in place

Effective management is key to maintaining safe, sustainable and attractive places over the long-term.

Crime is more likely to occur where places become untidy, unattractive and show ongoing evidence of neglect, such as broken windows, abandoned vehicles or persistent graffiti.



QUESTIONS

<https://www.securedbydesign.com/guidance/interactive-design-guide>