



Planning Application (DC/19/1499/FUL)

SITE: Outline Planning Application for 75 dwellings at Land east of Garden Square and Gardenia Close, Rendlesham

Applicant: Capital Community Developments Ltd, Rendlesham

Planning Officer: Ms Jane Roden

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines.

Suppliers of suitably accepted products can be obtained by visiting www.securedbydesign.com.

Dear Ms Roden

Thank you for allowing me to provide an input for the above planning application for the proposed development of 75 dwellings at Land adjacent to Garden Square and Gardenia Close, Rendlesham.

On behalf of Suffolk Constabulary I have viewed the available plans regarding this proposed application and would like to register the following comments with regards to Section 17 of the Crime and Disorder Act.

I hope the developers will seek Secure By Design (SBD) accreditation for this site, or at the very least seek this accreditation with regard to the allotted social housing areas.

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

I would further strongly advise the developers seek Secure by Design National Building Approval membership from Secure by Design (SBD). Further details can be found at the following link: <http://www.securedbydesign.com/sbd-national-building-approval/>

A further downloadable document can be obtained using the following link: https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NEW_version_2.pdf

Comments have been made on the previous application reference number DC/18/2374/FUL.

- a) It is encouraging to see that a number of changes have been made that will reduce the risk of crime, these include the visitor's parking at the far north east of the site being moved and the play area moved nearer to residential properties to afford surveillance from plots 30 and 35.
- b) It is also encouraging to see that the featured space around the centre of plots 15-16, which formed a crossroads area with four ways to traverse, has now been redesigned.
- c) It is good to see that the parking for most plots is at the front of their respective properties.

1.0 The updated Design Access Statement mentions a crime analysis of the area under paras 3.37- 3.40, outlining that crime is low in the area. It is true that crime levels when compared to other areas are reasonably low, but where there is opportunity for crime to occur then there is always the possibility it will occur.

1.1 There are three main ingredients for a crime to occur, these being:

- 1) **LACK of a capable "GUARDIAN"**: which allows an offender the opportunity to commit crime, which could be a set-back garage with no surveillance and easy access to the rear gate; a car port, with no surveillance and no lockable security; a rear alley that allows access to the rear of a number of plots and parking away from property in areas with no surveillance; all of which allow an offender the **"OPPORTUNITY"** to commit crime.
- 2) **A TARGET or VICTIM**: which could be a vehicle parked in a rear courtyard away from the front of a resident's property and out of sight; or a person walking along a footpath that is unlit and has dense vegetation for an offender to hide behind.
- 3) **A CRIMINAL/OFFENDER**: Someone looking for an easy target to obtain financial gain.

1.2 In order to reduce crime there are three main objectives:

- 1) **Primary prevention**: Affecting the conditions of the physical and social environment that provides the opportunities for or precipitate criminal acts.
- 2) **Secondary Prevention**: Engage in the early identification of offenders to seek to intervene before the commission of an illegal or suspicious activity.
- 3) **Dealing with Offenders** and Intervention.

1.3 The role of a Design Out Crime Officer is to look at designing out crime that could occur in the future, i.e. by primary intervention effecting the conditions of a new environment to reduce the risk of crime occurring, along with making it harder for an offender to carry out a crime, i.e. no alleyways to enter unseen; active surveillance from the front of a householder's property; bringing vehicles by the front of their respective properties and by providing clear lines of sight for movement within the area.

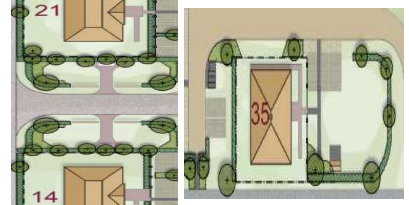
1.4 Setting rules that people can only enter certain areas, certain ways (the fewer the better) around a development and reducing access points an offender can be able to leave an area.

2.0 It is widely accepted that a key strand in the design of a 'sustainable' development is its resistance to crime and antisocial behaviour. Whilst it is good to see that amendments have been made to reduce the risk of crime, there are still a few concerns, which are as follows:

- a) The layout of the main central area for plots 1-12 and plots 25-26 incorporates four vehicle/footpath areas. If the properties were positioned back to back, i.e. plot 1 with the rear of plot 4, plot 8 with the rear of plot 12 etc. it would negate the need for four road/paved areas, reducing the amount of points an offender could use and protect the rear of properties.
- b) The more footpaths allocated within a development, the more areas an offender has to enter/exit the area. It is understood that in the current climate of promoting walking and cycling instead of using a vehicle there is a demand for easy access, but easy access opens areas up to offenders too along with choices as to how to exit the area at speed. There are three footpaths close to each other at the southern area of the development by plots 15 and

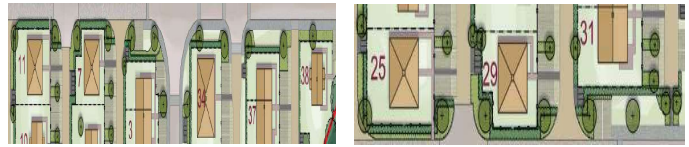
16. It would be preferred if these paths could be reduced to the main footpath access from Mayhew Road, or at least the paths reduced to two access points, perhaps removing the path that leads into the front of plot 15? (SBD Homes 2019 (V2) pages 15-17, paras 8.8-8.22 refers).

c) I would appreciate clarification on how the boundary of the rear of properties will comprise as the site plan has rear hedging factored in and if this design will only incorporate standard hedging rather than supplementary 1.8m wooden fencing, or defensive vegetation, then it could allow an offender easy access through any part of the hedge into the rear of properties. (SBD Homes 2019 (V2) pages 18-21, paras 10.1-10.9.4 refers).



d) There are a number of hedged locations now incorporated that are of a concern as from the design shown right, which looks like they will be areas that could become congregating points for antisocial behaviour. Similarly, I have concerns at the same design for plot 35.

e) There are a further number of hedgerows at the side of properties at plots 3; 7; 11; 25; 29; 31; 34; 35 and 37, again I would appreciate confirmation, if only this type of hedging will be installed or whether it will be complimented with wooden fencing, or defensive vegetation. (SBD Homes 2019 (V2), pages 19-21, paras 10.5-10.9.4 refers).



f) The feature space at the west of the plot is a concern as there is no surveillance for the area from any of the nearby plots. It would have been useful if active windows could be incorporated from plots 18 and 19. Again it is a concern that this area too could become an area for congregating and antisocial behaviour, including graffiti and criminal damage. (SBD Homes 2019 (V2), pages 17-18, para 9.2 refers).

g) The garage for plot 26 is a concern as it would have been preferred it could have been located much nearer to the front, or side of its respective plot. (Secure By Design (SBD) Homes 2019 (V2), pages 22-24, paras 16.1-16.18 refer. Along with section 3, pages 66-67, at paras 55.1-55.2 refers).



h) There are three footpaths incorporated leading out onto the main road from plots 1, 4 and 8, with a garage by plot 8 and the footpath leading along the eastern side of the footpath toward plots 5 and 9. There appears to be no active surveillance incorporated from any rooms for these plots. These paths are a concern as they could provide multiple ways in and out for an offender. Of particular concern is the pathway between plots 21 and 4 as there is no surveillance afforded for these parking spaces. It is noted that one space is for plot 4, so it would be preferred if that space could be much nearer to that plot to allow some surveillance. (SBD Homes 2019 (V2) pages 16, paras 8.14-8.17 refers).



i) There are 6 visitors' spaces and a vehicle space for plot 12, however, there is no surveillance afforded around this area for these vehicles.



j) A number of cycle storage areas have been implemented, including by plot 8; plot 18; plot 22; plot 32 and plot 35, however, it is noted that they are mainly in or around enclosed areas where there will be no surveillance.



- k) I trust the children's play area will be fenced all the way around with one main entrance. Play equipment should be installed to meet BS EN 1176 standards and be disable friendly. It is recommended that floor matting tested to BS EN 1177 standards is also installed.
- l) Should gymnasium/fitness equipment be installed, spacing of the equipment and falling space areas should be in line with BS EN 1176. There is a recommended guideline that static equipment should be at least 2.50 metres distance from each object.
- m) All litter bins should be of a fire-retardant material.
- n) Attention should be paid to the siting and fixing of gates, fences, seats and pathways, (SBD Homes 2019 (V2) pages 17-18, paras 9.1-9.5 refers).

1.0 CRIME FOR THE GARDENIA CLOSE AREA, INCLUDING SYCAMORE DRIVE

1.1 It is noted that a Freedom of Information request was carried out in order to obtain in more detail crimes that have occurred in the area. In order to assist here are a number of offences in more detail:

- a) Crime number 37/25190/19 - Criminal Damage between 4-5 May 19, eggs were thrown at a resident's property in Gardenia Close.
- b) Crime number 37/36781/17 - a property was burgled in Gardenia Close between 19-22 May 17 and a bike was stolen.
- c) Crime number 37/26764/17 - on a number of occasions between 1 Jan 17 and 31 Mar 17, a number of teenagers were banging on doors upsetting local residents causing antisocial behaviour around Sycamore Drive.
- d) Crime number 37/1977/19 - between 3-4 Jan 19, a wheelie bin was stolen from the front of a property in Sycamore Drive.
- e) Crime number 37/17741/19 - during the afternoon of 26 Mar 19, a local on Sycamore Drive, received threatening messages on their phone.
- f) Crime number 37/58030/18 - on Sycamore Drive, 7 Oct 18, a son assaulted his mother.
- g) Crime number 37/17465/17 - on Sycamore Drive, 13 Feb 17, a teenage male assaulted their Sister.
- h) Crime number 37/17761/17 - on Sycamore Drive, 14 Feb 17, a Missing Child incident.
- i) Crime number 37/41048/17 - on Sycamore Drive, 9 Jun 17, Child Protection issue raised.
- j) Crime number 37/76241/17 - 26-27 Nov 17, shed at local school forced.
- k) Crime number 37/41822/18 - 24 Jul 17, Garden Square, victim of computer fraud.
- l) Crime number 37/77639/17 - 7 Nov 17, Garden Square, victim received malicious phone Calls.

2.0 SECURE BY DESIGN (SBD)

An early input at the design stage is often the best way forward to promote a partnership approach to reducing the opportunity for crime and the fear of crime.

Secured by Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

The role of the Designing Out Crime Officer (DOCO) within Suffolk Police is to assist in the design process to achieve a safe and secure environment for residents and visitors without creating a 'fortress environment'.

I would further strongly advise the developers seek Secure by Design National Building Approval membership from Secure by Design (SBD). Further details can be found at the following link: <http://www.securedbydesign.com/sbd-national-building-approval/>

3.0 REFERRALS

- 3.1 Section 17 of the Crime and Dis-Order Act outlines** the responsibilities placed on local authorities to prevent crime and dis-order.
- 3.2 The National Planning Policy Frame work on planning policies and decisions to create safe and accessible environments, laid out in chapter 8, para 91b and chapter 12, para 127f, in that developments should 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.**
- 3.3 The Suffolk Design Guide for Residential Areas- Shape of Development – Design Principles (Security)** Looking at the careful design of a new development with regard to landscaping, planting and footpaths.
- 3.4 Department for Transport – Manual for Streets (Crime Prevention)** The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians.

4.0 FINAL CONCLUSION

4.1 Concerns around this development are:

- a) **The layout of the main central area for plots 1-12 and plots 25-26 incorporates four vehicle/footpath areas. It would be preferred if these properties were positioned back to back to reduce the number of roads needed and to protect the rear of these properties from incursion, (pages 2, para A refers).**
- b) **There are three footpaths close to each other at the southern area of the development by plots 15 and 16. It would be preferred if these paths could be reduced to the main footpath access from Mayhew Road or at least the paths reduced to two access points, perhaps removing the path that leads into the front of plot 15, (pages 2-3, para, B refers).**
- c) **I would appreciate clarification on how the boundary of the rear of properties will comprise as the site plan has rear hedging factored in, (page 3, para, C refers).**
- d) **There are a number of hedged areas incorporated that are of a concern. It looks like they will be areas that could become congregating areas for antisocial behaviour. Similarly plot 35 is a concern, (page 3, para, D refers).**
- e) **There are a further number of hedgerows at the side of properties at plots 3; 7; 11; 25; 29; 31; 34; 35 and 37, running along the main road. Confirmation is needed to clarify whether only this type of hedging will be installed, or whether it will be complimented with wooden fencing, or defensive vegetation, (page 3, para, E refers).**

- f) The feature space at the west of the plot is a concern as there is no surveillance for the area from any of the nearby plots. It would be useful if active windows could be incorporated from plots 18 and 19, (page 3, para, F refers).
- g) The garage for plot 26 is a concern as it would have been preferred if it could have been located much nearer to the front or side of its respective plot, (page 3, para, G refers).
- h) There are three footpaths leading out onto the main road from plots 1, 4 and 8, with a garage by plot 8 and the footpath leading along the eastern side of the footpath toward plots 5 and 9. There appears to be no active surveillance incorporated from any rooms for these plots. These paths are a concern as they could provide multiple ways in and out for an offender to use. Of particular concern is the pathway between plots 21 and 4, where there is no surveillance afforded for these parking spaces, (page 3, para, H refers).
- i) There are 6 visitors' spaces and a vehicle space for plot 12, however, there is no surveillance afforded around this area for these vehicles, (page 3, para, I refers).
- j) A number of cycle storage areas have been implemented, including by plot 8; plot 18; plot 22; plot 32 and plot 35, however, it is noted that they are mainly in or around enclosed areas, where there will be no surveillance, (page 3, para, I refers).

Building to the physical security of Secured by Design, will reduce the potential for burglary by 50% to 75% and achieve ADQ. I would encourage the applicants to seek Secured by Design certification.

I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required SBD elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

I hope the planners will adopt Secure By Design standards and apply the security principals stated.

If the planners wish to discuss anything further or need assistance with the SBD application, please contact me on 01284 774141.

Yours sincerely



Phil Kemp,
Designing Out Crime Officer
Western and Southern Areas,
Suffolk Constabulary,
Raingate Street,
Bury St Edmunds,
Suffolk, IP33 2AP