

Our Ref: 020-2-2020 MR
Your Ref: 17/01449/MREM

Date 22 January 2020



Partnership Hub

Mr Gary Housden
Planning Officer
Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

Dear Mr Housden,

Proposal Erection of 225 dwellings comprising 15no. 5 bedroom, 44 no. 4 bedroom, 90no. 3 bedroom and 22no. 2 bedroom dwellings and 54no. 1 bedroom apartments together with associated landscaping, public open space to include children's play area, highways improvements, a balancing pond and allocation of land for use of the existing primary school (Details to outline application 13/01314/MOUT refers).

Location Land At Westfields New Road To Kirkdale Lane Kirkbymoorside

Many thanks for giving North Yorkshire Police the opportunity to comment on this amended application.

I am aware that a Designing Out Crime report was submitted by DS Palmer on 28 December 2018 in relation to the Reserved Matters application (17/01449/MREM refers). Having reviewed the amended drawings many of the issues raised by him in that report are still relevant and should be referred to in respect of any matters not covered in this response. and I attach a copy of that report for ease of reference.

Crime & Disorder

I have carried out an up to date analysis of crime and disorder for a 12-month period from 1 January 2019 to 31 December 2019, based on the same study area as that used to inform DS Palmer's report.

The results of the analysis shows that both Crime and Anti-Social Behaviour (ASB) levels continue to be relatively low, with a reduction in recorded ASB from 38 incidents to 26 and a slight increase in crime from 47 to 56. The crime type with the highest levels continues to be Violence, with 24 incidents recorded; this is not a crime type normally attributable to this kind of development.



Police Station Northway, Scarborough Yorkshire | YO12 7AD

Telephone: 01609 643170

Email Mark.Roberts@northyorkshire.pnn.police.uk

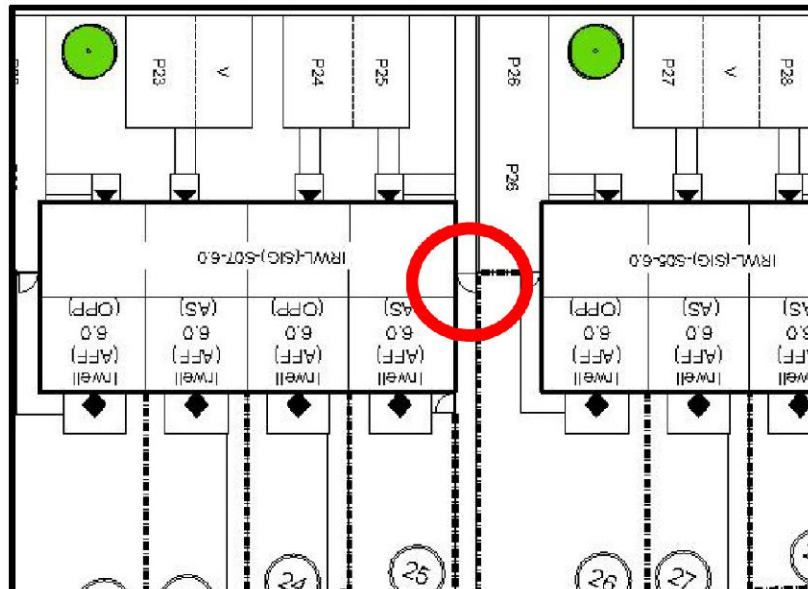
Non-emergency
Number



Defensible Space & Boundary Treatments

At paragraph 5.1.3 of DS Palmer's report he raised concerns regarding the gable ends of some properties being immediately adjacent to public space. This issue has been removed due to the re-orientation of the dwellings on the Eastern boundary and this is welcomed.

At paragraph 5.2.2 he raised the issue of service footpaths that provide access to the rear gardens of mid-terraced properties requiring gating. This issue remains, apart from the footpath adjacent to Plot 25, where the Site Plan shows it as being gated as per the below figure.



This should be replicated for all service footpaths.

Paragraph 5.2.3 states that the height of plot divisional fencing had not been indicated and that it should be a minimum of 1.8m. The revised Site Plan now shows all rear gardens with appropriate enclosures to provide suitable levels of security.

Play Area

At paragraph 5.3.4 of DS Palmer's report he suggests that the northerly Play Area should be moved to provide better overlooking from nearby dwellings and it is pleasing to see that this suggestion has been adopted.

I have no other comments to make at this time.

Yours sincerely,

Mr Mark Roberts
Police Designing out Crime Officer



NORTH YORKSHIRE POLICE

Designing out Crime Report

**Planning Application – 17/01449/MREM
Westfields, Kirbymoorside**

**DS Andrew Palmer
Police Designing Out Crime Officer**

28 December 2017

Police Ref No: 530-1/2017

Executive Summary

This report 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. The recommendations made have followed the principles of 'Crime Prevention through Environmental Design' (CPTED).

The submitted 'Design & Access Statement' makes no reference as to what crime prevention measures are to be incorporated into the development. The overall design and layout of the proposed scheme is considered acceptable, as long as the issues discussed in more detail within Section 5 of this report are considered, namely:

- Ambiguous space – lack of clear demarcation between public and private space
- Protection of gable ends at plots 86, 73, 60, 59, 41 and 40
- Pedestrian link to Westfield's
- Communal access to the rear of terraced plots (such as 136, 137 and 138)
- Provision of suitable lighting
- Plot divisional timber fencing to be 1.8m in height
- Play areas

In order to mitigate the impact on crime and disorder for residents I would recommend the inclusion of the following conditions should permission be granted -

1. Each dwelling must have a clearly defined border at the front, rear and (where applicable) to the side using low walls, railings or planting with a maximum height of 1m.
2. Plots 86, 73, 60, 59, 41 and 40 are to be provided a buffer zone of at least 1m created by the use of low level railings, wall, fence or defensible planting.
3. Plots with communal rear access must have a lockable gate.
4. All street lighting for both adopted highways and footpaths, private estate roads and footpaths and car parks must comply with BS 5489:2013,
5. Plot divisional timber fencing must be 1.8m in height.

Andrew Palmer
Detective Sergeant 1748
Designing Out Crime Officer
Alverton Court, Northallerton

Telephone: 101

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1. Proposal

- 1.1. The proposal is a full planning application for the erection of 225 dwellings with a mix of houses and apartments together with associated landscaping, public open space to include children's play area, highways improvements, a balancing pond and allocation of land for use of the existing primary school.

2. Planning Policy Context - Relevant Guidance

2.1. National

A strong legislative and policy framework exists for considering Community Safety as part of the planning process. The National Planning Policy Framework (England) paragraph 58 and 69, states that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

National Planning Practice Guidance states:

"Designing out crime and designing in community safety should be central to the planning and delivery of new development. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and do all they reasonably can to prevent crime and disorder".

(Paragraph 010 Ref ID: 26-010-20140306).

"Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits".

(Paragraph 011 Ref ID: 26-011-20140306)"

2.2. Local

Policy SP16 Design of the 'Ryedale Plan Local Plan Strategy' states:

"The design of new development will be expected to reduce crime and the fear of crime through the careful design of buildings and spaces and provide where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces".

3. Safety and Security Considerations

- 3.1. Typical safety and security implications for a development of this nature could include:

- Burglary (including distraction burglary)
- Anti-social behaviour
- Violence
- Criminal damage to dwellings and vehicles
- Theft of/from unattended motor vehicles
- Unauthorised access to buildings/private space

- Neighbour disputes
- Theft and criminal damage during the construction period

4. Crime Issues at Location

- 4.1. An analysis of police recorded incidents covering Westfields highlights the presence of crime and anti-social behaviour in the area which could impact upon the security of the development. The analysis covers a period from the 1st December 2016 to the 30 November 2017 and is attached at Appendix A for information. In summary, there were 47 crimes and 38 anti-social behaviour incidents recorded during this twelve month period.
- 4.2. The most significant crime issue in the area is violence related however this is not something that can be typically designed out at the planning stage. Anti-social behaviour is a concern in addition to burglary and criminal damage which can be prevented by applying the principles of 'Crime Prevention Through Environmental Design' (CPTED).
- 4.3. Crime and anti-social behaviour levels within the vicinity of the proposal can be described as being at a relatively low level.
- 4.4. This analysis gives an indication of the current crime and disorder levels in the area. Any new development has the potential to increase these levels if the designing out of crime is not considered and implemented.

5. Observations, Advice and Recommendations

5.1. Defensible Space and Territoriality

It is always desirable for each property to have its own defensible space, described as something which is clearly defined, clearly owned, has good natural surveillance and separates public from private areas and also separates one private area from another. Building for Life 12 (2016) recommends clearly defining private and public spaces with clear vertical markers, such as railings, walling or robust planting. The Ryedale Local Plan clearly states that "public spaces will be clearly identified".

- 5.1.2 This development has a significant number of areas where there is no demarcation between public and private space as well meaning there is a complete absence of defensible space. Examples of this are shown below in figures 1 and 2 along the East of the development but this is a problem throughout. I **would recommend** that all front gardens are defined using low walls, railings or planting in order to effectively create defensible space to the housing.

Figure 1



Figure 2



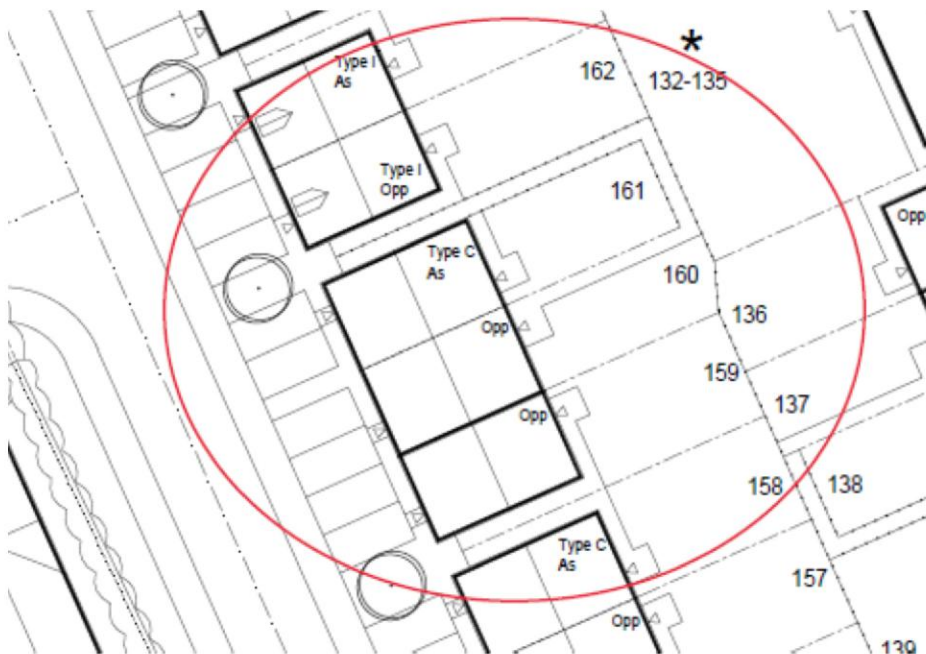
5.1.3 Plots 86, 73, 60, 59, 41 and 40 require protection of their gable end with defensible space as they abut public space. I recommend that there should be a buffer zone of at least 1m created by the use of low level railings, wall, fence or defensible planting such as thorny hedging.

5.2. Access Control

5.2.1. Access control relates to the limitation of access, egress and through movement for buildings and for space. The aim is to make it more difficult for offenders to enter an area or building and move around without being conspicuous and not challenged.

5.2.2. There are a number of Type C house which are clustered to form a Terrace of three dwellings (see figure 3) and include a communal footpath for two in order to facilitate access. In these cases the footpath should have a visually permeable gate with access control only for those two dwellings which require it whether that is with a physical key or lockable key pad.

Figure 3



5.2.3 The site drawing key does not specify a height for the plot divisional timber fencing, this should be a minimum of 1.8m in height which is consistent with the rest of the development.

5.2.4 The Design and Access statement contains a plan (figure 5) which identifies a potential pedestrian link to Westfields from the east side of the development identified as 'point 6'. It is not clear from the site layout if this forms part of the reserved matters application. I would object to a footpath in this location as it would provide access to the gardens of existing dwellings on West Pasture and one of the old Police Houses. Footpaths in such locations have been proven to generate crime (Secure by Design Homes 2017). My recommendation would be for this land either to

be allocated either to the local Primary School or the dwellings on West Pasture who back onto it. The proposed public space to the right of plot 40 should also be incorporated into either that plot or the dwellings on West Pasture.

5.3. Surveillance and Activity Support

- 5.3.1. Surveillance refers to the way an area is designed to maximise the ability of users of that space to observe suspicious behaviour. This can be done by ensuring dwelling entrances face the street, that rooms facing the street are active (such as the kitchen or living room) and that sightlines are not obstructed by shrubbery or high walls. Activity support is the creation of an environment which increases the likelihood that legitimate users will make use of space and subsequently provide additional surveillance.
- 5.3.2. Roads and segregated footpaths for adopted highways and footpaths, private estate roads and car parks must have lighting that complies with BS 5489-1:2013.
- 5.3.3 External lighting is also recommended to each elevation that contains a door set. This lighting should be switched using a photo electric cell (dawn to dusk), as a constant level of illumination is more effective than PIR lamp activations which again can increase the fear of crime particularly for the elderly.
- 5.3.4 There are two play areas located to the West of the development, I would ask that consideration be given to altering the position of the play area to the west of plot 175. Moving this slightly south will afford the users natural surveillance provided by plot 176.

5.5. Image

- 5.5.1. Image refers to the management and maintenance of buildings and space so that they are physically free from litter, graffiti, vandalism and damage; and without stigma or a poor social reputation.
- 5.5.2. I understand that responsibility for the upkeep of the development will fall on the local council.

6. **Additional Comments**

6.1. Considerate Constructor Scheme

- 6.1.1. There are many crimes that occur during the construction phase of building. Common crimes include the theft of plant, equipment, materials, tools and diesel fuel. Site security will therefore be an important consideration. It is therefore recommended that should this application be successful, that the security of the site is taken seriously by the developer. The 'Considerate Constructor Scheme' shows a commitment by the contractor to be a considerate neighbour as well as provide a site which is secure, clean and respectful and safe

7. Conclusion

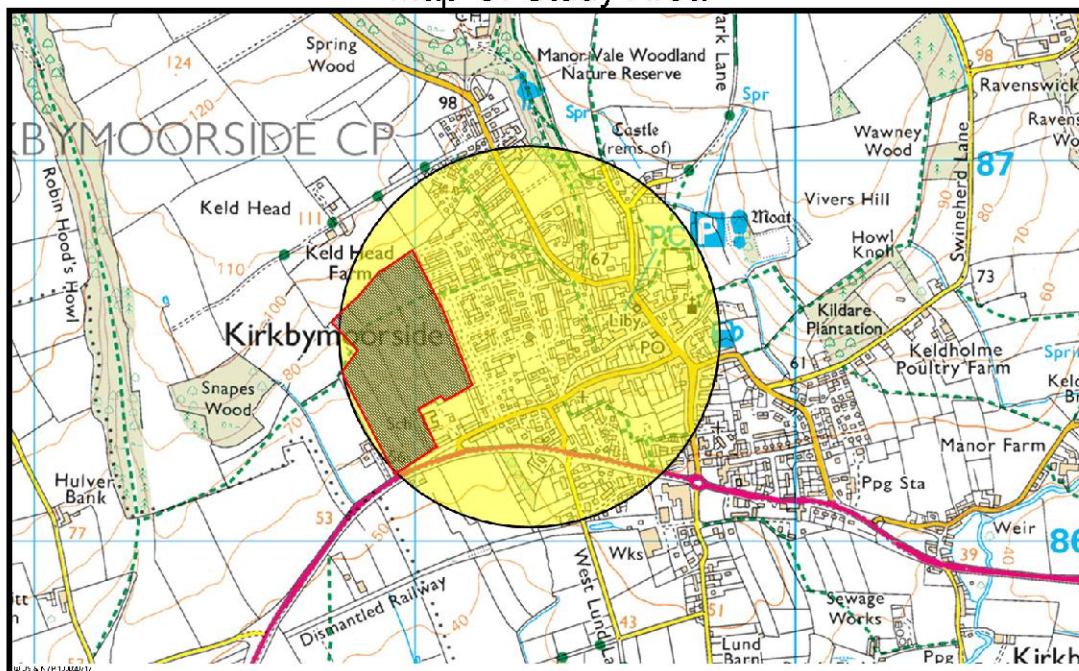
- 7.1. The above advice and recommendations are intended to ensure that should this site be developed as proposed, residents will be provided with a safe and secure environment by reducing the opportunities for crime and anti-social behaviour to occur. This will accord with the core principles and design objectives set out in the National Planning Policy Framework and local policy.

Appendix A

North Yorkshire Police Crime Analysis

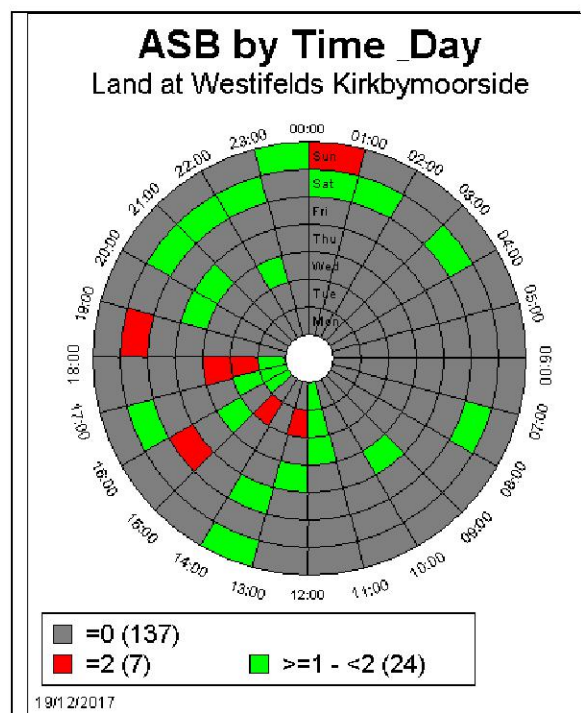
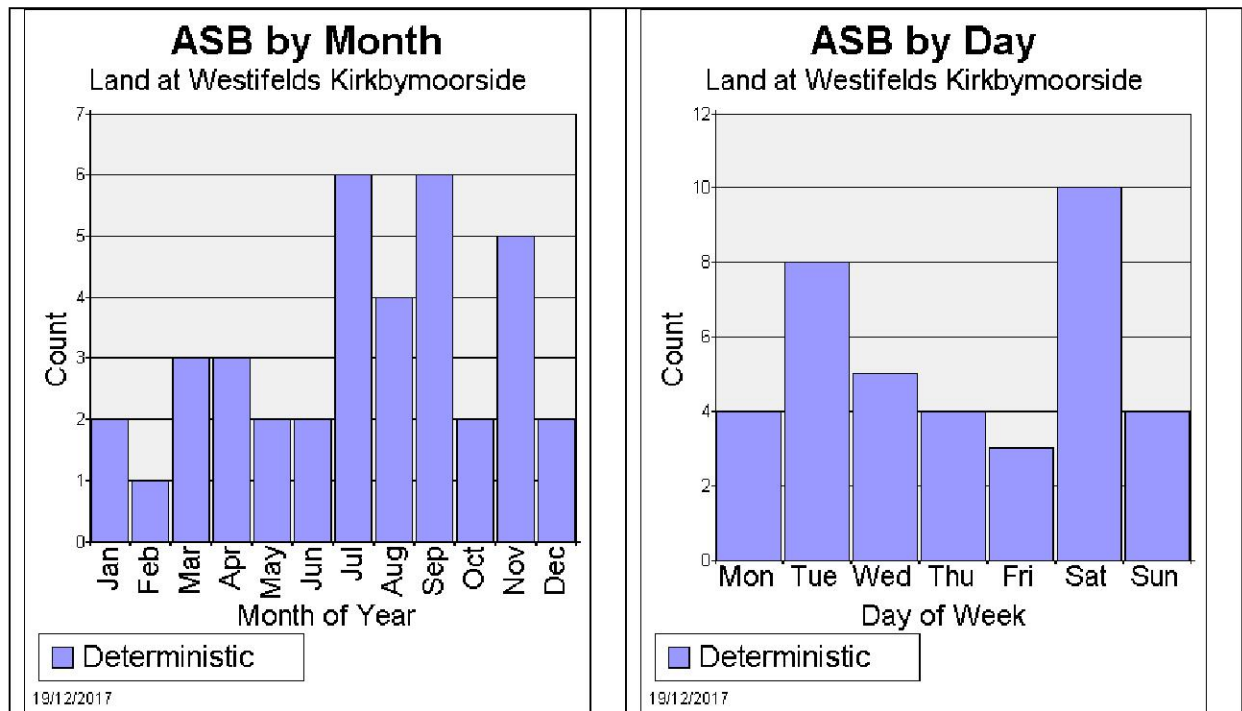
Analysis Study area	Land at Westifelds Kirkbymoorside
Planning Application reference	17/01449/MREM
Size of study area	See Map (0.784 Sq. Km)
Study period start	1 December 2016
Study period end	30 November 2017
Date study completed	19 December 2017
Compiled By	Mark Roberts DOCO

Map Of Study Area



Anti-Social Behaviour

ASB Group	Total
ASB Environmental	1
ASB Nuisance	26
ASB Personal	11
Grand Total	38



Crime

Crime Group	Total
Arson & Criminal Damage	9
Burglary Dwelling	7
Burglary Other	1
Drug Offences	
Fraud	
Misc Crimes Against Society	
Possession Of Weapons	
Public Order Offences	3

Robbery	
Sexual Offences	4
Theft: All Other Theft	1
Theft: Bicycle Theft	
Theft: Shoplifting	
Theft: Theft From Person	1
Vehicle Offences	1
Violence Against The Person	20
Grand Total	47

