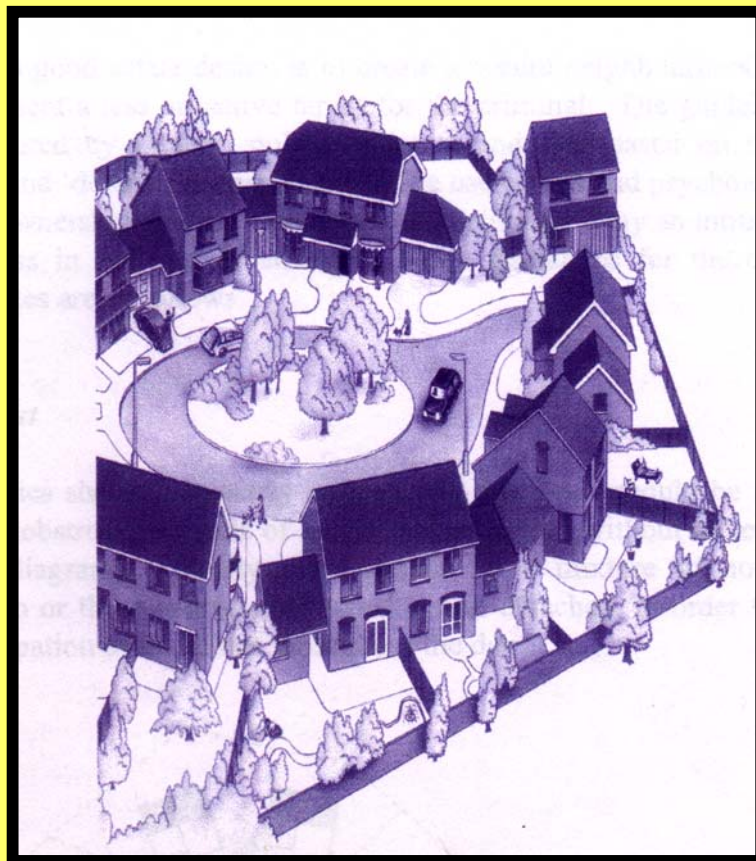


Crime Prevention in Residential Development

(Supplementary Planning Guidance)



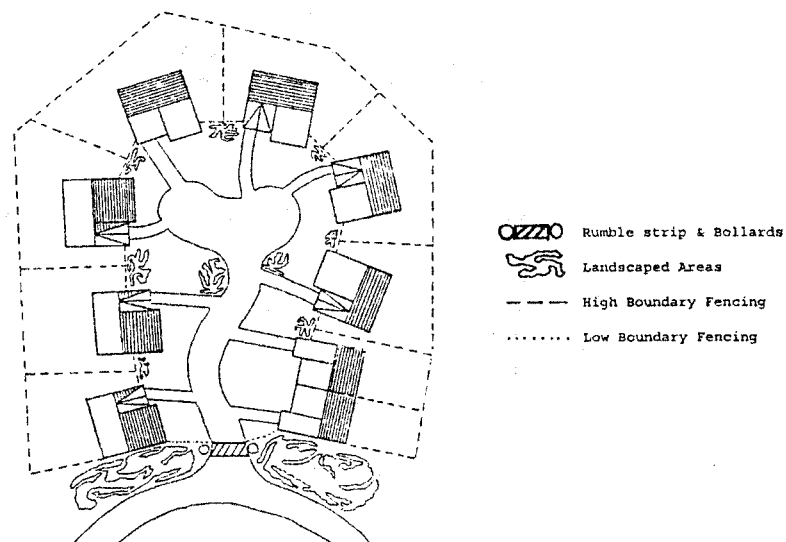
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The Local Planning Authority has a responsibility to ensure that development proposals within its area are of good design. Good design is essential if the impact of development on existing areas is to be minimised. Good design however encompasses more than just the appearance of a development or the necessity to meet the requirements of the Highway Engineer. Planning Policy Guidance 1 (PPG 1) states that, “*in considering the design of proposed new development, local planning authorities, developers and designers should take into account the advice contained in DOE circular 5/94 - Planning Out Crime*”. The following guidance highlights where the Local Planning Authority consider that the careful design of residential development can reduce crime and/or the opportunity to commit crime.

The object of a good estate design is to create a secure neighbourhood environment, which will present a less attractive target for the criminal. The guidelines are taken from the ‘Secured by Design’ police initiative and area based on the concept of ‘territoriality’ and ‘defensible open space’. The use of real and psychological barriers, which define ownership and increase natural surveillance, deny an intruder anonymity and easy access in and out of an estate. The guidelines for the design of new residential estates are as follows.

1. Estate Layout

Estate boundaries should be clearly defined and dwellings should be sited in a way that enables unobstructive views of neighbouring homes without adversely affecting privacy (see diagram). Ideally there should be a mixture of house types eg. bungalows, two or three bedroom detached / semi-detached, in order to increase the chance of occupation of dwellings throughout the day.



2. Entrance to the Estate

The construction of estate roads should follow the guidance as set out in Lancashire County Council Residential Road Design Guide and/or the D.E.T.R's Design Bulletin 32 'Residential Roads and Footpaths' (as amended). At the entrance to the estate road the use of rumble strips, a change of road surface (whether by colour and/or texture), pillars or a narrowed entrance creates a psychological barrier. This barrier states that beyond is private land that belongs to the resident community.

3. Access to the Public

One of the key factors in deterring criminals is to remove their anonymity. Housing estates that are serviced by a 'rat run' of footpaths allow easy access and casual intrusion by non-residents. Access ways to housing estates should be restricted to as few as possible, after taking account the requirements for safe and convenient circulation. Developments on greenfield sites where there are existing rights of way can cause problems. In these circumstances it may be possible to design the layout of the estate so that with careful diversions of some footpaths and siting of houses, access for the public who have 'legitimate' reasons to be in the estate can still be catered for. Unnecessary paths should be avoided as these provide easy access and escape for the opportunist criminal.

4. Footpaths

Footpaths serving the estate should be constructed in accordance with the guidance in the L.C.C. Residential Road Design Guide and/or Design Bulletin 32. The paths should be short, direct, open to view and have adequate provision for lighting. Footpaths should be designed to service the estate and not to provide unnecessary public access. Any landscaping of the footpaths should be low and preferably have a thorn content in order not to provide a hiding place for the criminal.

5. Landscaping

Landscaping is an important part of any residential development. It provides for the 'greening' of an estate and helps to soften the impact of new development in the existing environment. Landscaping, however, can provide hiding places for intruders, especially adjacent to footpaths or dwelling houses. The landscaping of an estate should not obstruct opportunities for natural surveillance and to this end frontages should be in open view with walls and hedges not exceeding one metre in height. Special consideration should be given to the planting of trees that in time may grow to obscure street lighting or provide climbing aids to first floors.

6. Dwelling Boundaries

Rear gardens should be secure with a robust fence or wall. Ideally this should be to a height of 1.8 metres, however, consideration of topography will need to be taken to ensure that fencing does not have overbearing effects on residential amenities. Where rear gardens back onto footpaths or public open space additional protection, such as the use of a trellis should be incorporated. Boundary walls/fencing, along with bin stores, flat roofs and balconies, should not provide climbing aids for intruders to gain access to first floors.

7. Gates

Paths from the front to the rear of properties should have lockable gates to prevent access to the rear of the house. The gate should be positioned as close to the front elevation as possible again to deny would be intruders a hiding places. Meter cupboards should be located to the front of the dwelling house thereby reducing still further the opportunity for individuals to need to get to the rear of properties.

8. Car Parking

The car parking standards operated by Pendle Borough Council are set down in the appendix of the Local Plan and should be adhered to. One in every four crimes involve motor vehicles. Cars that are left unsupervised are a prime target for vandals and thieves. Parking spaces on housing estates should therefore be visible from some of the dwellings. In-curtilage parking is preferred, but where communal parking areas are necessary they should be in small groups, open to view and well lit. Garages should be located towards the front of the dwelling, but not at the risk of reducing natural surveillance opportunities.