<div align="right">APPENDIX 7</div>

LPSPG7   **Crime Prevention**

INTRODUCTION

The planning system is one important factor in a successful crime prevention strategy. Good planning and environmental design contributes to reducing the occurrence of crime and the fear of crime.

Crime prevention is one of the social issues to which regard must be given in development plans and will be a material consideration in determining planning applications. The aim should be to balance crime prevention measures with other design criteria to create a high quality environment that is both attractive and safe.

It is important that discussions are held with the local authority at an early stage, where it is appropriate the Local Police Crime Reduction Officer will be involved. Those proposing new housing development will need to show that the principles set out in this guidance have been taken into account in the design and layout of their schemes.

POLICY BACKGROUND

This Supplementary Planning Guidance note amplifies policy HP15 of the Local Plan and provides additional guidance on the design and layout of new housing development within the District with regard to crime prevention. As such it supports the Rochford District Crime and Disorder Reduction Strategy and the Police initiative "Secured by Design"

In addition reference should be made to the other design policies in the Local Plan and LPSPG1, together with the guidance contained within the Essex Design Guide for Residential Areas (adopted as supplementary planning guidance). Account is taken of Planning Policy Guidance published by the Government and planning circular 5/94 "Planning Out Crime".

GENERAL PRINCIPLES

Most crime in residential areas including burglary and vandalism is opportunistic. Well thought out design helps to deny the opportunity for criminal activity by allowing for the control and supervision of buildings and open space.

Territoriality

The design should create a feeling of territoriality. New housing development that promotes a sense of belonging encourages people to feel responsible towards their neighbourhood. Designs and layouts that give clear indications of ownership promote "self policing" by the resident community, which increases the likelihood that criminal activity and anti-social behaviour will be reported.

Clear Distinction between Public and Private Space

Designs should ensure that a clear distinction is made between public and private areas. If private space is well defined it is easier to identify non-residents and it is more likely to be noticed if they are doing something wrong. Areas that are unclear as to boundaries, ownership and responsibility are more likely to be prone to criminal activity and vandalism.

Anonymity

People expect to see strangers in public spaces, so there is a natural tendency to ignore them and this provides offenders with anonymity. Significant benefits in terms of crime reduction can be achieved by creating private and semi-private spaces within residential estates where occupants feel they have a sense of control. Housing layouts with excessive public space or where public areas directly abut private can offer the potential for anonymity.

Natural Surveillance

Criminals don't want to be seen and it is easier for offenders to commit crime if they cannot be observed. The presence of passers-by or the ability of people to be seen from surrounding windows discourages potential wrong doers. The design of developments should give residents the ability to see what is taking place outside and around them. Physical features should be placed in ways that maximise the ability to see what's going on. Barriers to visibility including areas of deep shadow should be avoided.

Permeability

The layout of new housing developments should direct both foot and vehicular traffic in ways that discourage crime. Routes should ensure people feel safe using them and encourage the presence of other people; introducing activity and vitality into an area. However whilst it is desirable that an area has a variety of pleasant, convenient and safe routes through it, too many will make crime easier to commit by providing a number of alternative means of escape.

DESIGN ADVICE

In addition to the guidance given in the general principles the following section identifies detailed considerations to be taken into account in designing and assessing residential development

Layout

The layout of developments should aim to balance the need for privacy and the need to retain good natural surveillance.

Key aspects

Designs should deliver unobstructed views of houses. All parts of the layout should include features that infer ownership by the residents with no areas of left over space.

Large housing developments should be divided into recognisable "neighbourhoods" to encourage social interaction and to create a sense of belonging. A mixture of street-types appropriate to the site should be provided, including through routes and short cul-de-sacs.

House fronts should face the street or most public side and the rear gardens should back on to other private land or buildings.

Site boundaries, wherever possible and particularly where not overlooked, should be defined by secure physical barriers. Rear pedestrian access to residential properties should be avoided.

The layout should allow any external space to be directly observed from properties in the area, including entry to and from footpaths.

Roads and Access
All movement corridors should provide for good opportunities of natural surveillance and encourage a level of pedestrian and vehicular traffic appropriate to the development.

Key aspects
Reducing the number of entrances and exits to an estate limits the movement of potential offenders by controlling the access points.

Measures such as speed restrictions, raised junctions and curving alignments can help to reduce crime. They create a sense of identity and ownership of the street amongst residents, while ensuring that traffic speeds are sufficiently low to encourage effective observation.

Mixture of Dwelling Types
Mixed neighbourhoods which contain a variety of people of different ages and lifestyles can provide important crime prevention benefits. By maximising the number of people using the area potential surveillance is increased. Areas that become deserted during the working day make opportunities for crime easier.

Key aspects
Large concentrations of similar types of dwellings should be avoided.

A range of housing types and sizes will increase the likelihood of attracting a mixture of people with different lifestyles thus increasing the likelihood of some residents being at home at any given time of the day.

Public and Private Space
The design should make people instinctively aware of the division between public and private space. This allows residents to easily identify strangers and helps make criminals feel vulnerable to detection.

Key aspects

Boundaries should be clearly defined by using physical barriers such as building lines, walls, fences, gates and landscaping.

Where it is not possible to use physical barriers, the design should "suggest" a change in ownership, for example, through a change in surface material or colour or a narrowed entrance.

Car Parking

Ideally car parking should be provided within the curtilage of dwellings. If this is not possible then communal parking areas should be provided in well-lit areas open to significant natural surveillance.

Key aspects

Any on-street parking such as parking bays should directly relate to the dwellings they serve. Differences in surface materials and other distinctions between carriageway and parking zones can be used to enhance the sense of ownership

Detached and semi-detached houses should have parking within the curtilage, visible from at least one clear glazed window. Garages should ideally be located to the side of the dwelling, flush with the front building line, or recessed and overlooked by a side window. Projecting garages obstruct views along the street whilst garages within the ground floor reduce the length of window frontage.

Footpaths

Footpaths provide a means of integrating a new housing development into the existing environment. If well used they deter crime through the passing surveillance of pedestrians. Poorly located and under used footpath can provide opportunities for crime against users, as well as facilitating unobserved access to the rear of buildings and serving as a means of escape.

Key aspects

Footpaths should be designed to maximise their use and be located on routes that generate high levels of movement. Existing well-used footpaths should be retained, whilst the need for additional footpaths should be carefully assessed.

Footpaths should be well overlooked from adjacent properties when passing through built up areas. Ideally they should not be routed to the rear of buildings. If this is unavoidable then a suitable physical barrier, such as quickly established thorny shrubs, should be provided to supplement walls and fences.

They should be along clearly defined routes avoiding narrow enclosed stretches and be as short and wide as possible. Users should be able to see from one end of a route to the other, or to from one junction of the route to

another, without obstruction. Where long routes are necessary they should be overlooked from house fronts along at least part of their length.

Opportunities for concealment along footpaths must be design out. Sharp changes in direction leading to blind spots should be eliminated. Any landscaping and planting should be carefully considered. Routes should be well lit, taking care not to create areas of light and shadow.

Lighting
Good levels of lighting will deter crime and anti-social behaviour by making people more conspicuous. It can also reduce the fear of crime and encourage the use of footpaths by making people feel safe. Good lighting can extend the effectiveness of natural observation beyond daylight hours.

Key aspects
Street lighting of high quality should be provided throughout the development. Different sources of light and different patterns and levels of lighting may need to be considered according to circumstances.

Lighting schemes should avoid pools of light and areas of darkness without being bland or intrusive. Care should be taken to ensure that light spillage is kept to a minimum.

Landscaping
Landscape design in housing development is a balance between crime prevention considerations and the provision of attractive, interesting surroundings.

Key aspects
The design should prevent the opportunity for concealment or easy access to buildings. The location and specification of planting relative to doorways, windows, footpaths and parking needs to be well though out. In particular street lighting should not be obscured by plant growth.

Care must be taken not to block the view from houses over public space. Nor should it impede the natural surveillance of an area by pedestrians or passing motorists.

Landscaping can help to provide additional protection to vulnerable boundaries with the use of appropriate planting such as thorny scrubs.

House design
The opportunity to increase natural surveillance should be taken when deciding on the internal layout, although a balance needs to be struck between the extent of surveillance and any loss of privacy.

Key aspects

The planning of rooms and the design of windows should maximise visibility around house frontages and along the street particularly from the ground floor.

Residents should be able to overlook the entrance to their property.

Design features that could be used to provide easy access to the upper floors of buildings such as flat roofs should be avoided.

NOTE: Diagrams will be inserted to illustrate some of the key concepts.