

# 1 INTRODUCTION

1.1 Crime and the fear of crime are concerns shared by local people, the police, local authorities and central Government. Both crime and the fear of crime can be detrimental to people's way of life and quality of life. The environment in which we live and work can influence crime and fear of crime both positively and negatively. Planning has a key role to play by promoting development designed to provide a safe and secure environment. Circular 5/94 (Planning Out Crime) advises that:

“Once a development has been completed the main opportunity to incorporate crime prevention measures will have been lost. Where there is potential to reduce crime this should feature in discussions authorities have with developers and their designers at the outset of the design process”

1.2 Addressing issues of crime and safety is not the preserve of any one section of society and integrated packages of measures are likely to be most effective. This document is intended to provide guidance as to how new development, through the planning system, can contribute towards reducing crime and the fear of crime.

1.3 The design and layout of new developments should have regard to the need to incorporate measures that can deter crime, at all stages of preparation. This includes ensuring that development responds to the site's surrounding context, crime deterrent features are incorporated into the design at the earliest stages of development and that such features are balanced with the need to provide good quality development. New developments should seek to ensure that they result in:

- A safer more secure environment
- Increase the risk of detection of crime and anti social behaviour
- Make crime more difficult to commit

1.4 The purpose of this Supplementary Planning Guidance- Designing out Crime, Designing in Community Safety- is to provide guidance for architects, developers, landscape architects and urban designers in the public and private sectors.

1.5 This supplementary planning guidance will be used to help assess and determine planning applications with the aim of achieving best design practice that mitigates against crime, anti social behaviour and the fear of crime.

1.6 This guidance considers a variety of factors which need to be considered as part of all new development and provides advice accordingly. More detailed advice is also provided in respect of certain specific types of development including residential, industrial and commercial.

1.7 The objectives of this Supplementary Planning Guidance are :

- To provide planning guidance that enables security issues to be considered at all stages of the design process (pre application through to full application)
- To assist developers to adopt designs for new developments that take the security of people and property fully into account
- To establish a framework of principles to assist individuals responsible for the planning and design of the external environment to make design considerations about safety and security matters

- To provide a wide and varied pattern of land uses that can help to create environments that are lively and well used to help deter criminal activity.
  - To minimise the incompatibility of land uses that are instrumental to higher crime rates
  - To promote and encourage good quality design in all developments
- 1.8 The District Council adopted this guidance as Supplementary Planning Guidance (SPG) on 18 November 2003. In accordance with the advice in Planning Policy Guidance Note 12 (Development Plans) this SPG will be taken into account as a material consideration in the determination of planning applications.
- 1.9 Prior to this guidance has being adopted it was the subject of consultation with a range of organisations and individuals. A statement of the consultation undertaken is set out at Appendix 2.
- 1.10 The guidance was initially developed in consultation with Leicestershire Constabulary and other District Councils throughout Leicestershire in order to establish a common basis for consideration of this issue as part of new developments. The District Council is grateful for their input.

### **Specifications**

- 1.10 In seeking to offer detailed guidance for designing out crime this document, where appropriate, provides suggested specifications; for example landscaping and perimeter fence heights. These are suggested by the Leicestershire Constabulary Force Architectural Liaison Officer and derived from Police preferred standards. It should be noted that in some cases planning permission may be required in order to achieve these standards. However, other measures will not necessarily require planning permission, but are included in this document for completeness. In all cases advice in respect of the need for planning permission can be obtained from the District Council's Development Control section.

## **2 POLICY BACKGROUND**

- 2.1 Crime prevention is a legitimate concern of the planning system. In addition, local authorities now have specific responsibilities to address crime and disorder issues. The following section summarises the policy background, both locally and nationally and sets the context in which this guidance document has been produced.

### **National Policies**

#### **2.2 Crime and Disorder Act 1998**

- 2.2.1 The purpose of the Act is to tackle crime and disorder and help create safer communities. Under the Act the Police and the Local Authority, together with the local community, must establish a local partnership to cut crime. Furthermore it places a duty upon local authorities to consider the crime and disorder implications while exercising their duties.

- 2.2.2 Section 17-1 states:

“Without prejudice to any other obligation imposed on it, it shall be the duty of... the Local Authority and the Police Authority..... to exercise its various functions with due regard to the likely effect of the exercise of those functions on, the need to do all that it reasonably can to prevent, crime and disorder in its area.”

- 2.2.3 To date the District Council has a Crime and Disorder Reduction Strategy in place for the period 2002-05 and has established a ‘Partnership in Safer Communities’.

- 2.2.4 Strategic Aim F of the Crime and Disorder Reduction Strategy seeks “ to reduce incidents of domestic and commercial burglary in North West Leicestershire paying particular attention to those offences committed against the elderly and the vulnerable”. A key task to help achieve this aim is “To consider crime prevention as part of new development proposals..”. The publication of this Supplementary Planning Guidance is an important element in helping to achieve this.

#### **2.3 Planning Policy Guidance 1: General Policies and Principles**

- 2.3.1 PPG1 summarises the general policies and principles of the planning system. In relation to crime it states:

“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".”(Paragraph A7)

#### **2.4 Planning Policy Guidance 3: Housing**

- 2.4.1 PPG3 requires that in the layout of housing development local planning authorities should adopt policies that:

“... promote designs and layouts which are safe and take account of public health, crime prevention and community safety considerations.” (Paragraph 56)

## **2.5 Planning Policy Guidance 6: Town Centres and Retail Developments**

2.5.1 This document identifies the positive role that town and district centres can play and encourages a framework which is beneficial to vitality and viability. It suggests that when measuring vitality and viability one indicator should be:

“... perception of safety and occurrence of crime: this should include views and information on safety and security.” (Section 2, Figure 1)

## **2.6 Planning Policy Guidance 13: Transport**

2.6.1 This guidance note requires local authorities to:

“...consider how best to reduce crime and the fear of crime, and seek by the design and layout of developments and areas, to secure community safety and road safety...” (paragraph 6)

2.6.2 In partnership with the police local authorities should:

“...promote designs and layouts which are safe (both in terms of road safety and personal security) and take account of crime prevention and community safety considerations.” (paragraph 28)

## **2.7 Regional Policies**

2.7.1 Paragraph 4.68 of the approved Regional Planning Guidance 8: East Midlands identifies that good design can help reduce crime and the fear of crime.

2.7.2 Policy 24: Design and Housing Layouts requires that:

“...local authorities, developers and other agencies should take steps to ensure that crime prevention considerations are incorporated in the design of all types of new development.”

## **2.8 Structure Plan**

2.8.1 Environment Policy 1(The Built Environment) of the Adopted Leicestershire Structure Plan (1994) establishes measures to improve the quality of the built environment, including:

“ ensuring development proposals are designed to minimise crime”

2.8.2 The emerging Leicester, Leicestershire and Rutland Structure Plan (1996-2006) makes similar provision. In particular, Strategy Policy 11 (Good Design) seeks to ensure that new development:

“ h) enhances the feeling of personal safety and minimizes the potential for crime...”

## **2.9 Local Policies**

2.9.1 Policy E8 of the adopted North West Leicestershire Local Plan states that

“development will be permitted only where appropriate crime prevention measures are incorporated as an integral part of the design, layout and landscaping features of the proposal”

## **2.10 Secured by Design**

2.10.1 "Secured by Design" is the UK Police flagship initiative supporting the principles of designing out crime. It has a number of key features:

- Secured by Design (SBD) is the corporate title for a family of national police projects involving the design of new homes, refurbished homes, commercial premises, car parks and other police crime prevention projects.
- It is primarily an initiative to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. Secured by Design supports one of the Government's key planning objectives – the creation of secure, quality places where people wish to live and work.
- Secured by Design is supported and managed by the Association of Chief Police Officers (ACPO) and has the backing of the Home Office. It has been drawn up in consultation with the Department for Transport, Local Government & Regions (formerly DETR) as well as trade, industry and standards organisations. "

2.10.2 At the Secured by Design website (<http://www.securedbydesign.com/>) design guidance is available on how to establish a safe and secure environment and how to make a claim for consideration of an Award.

2.10.3 Further information on Designing out Crime and security aspects of development can be obtained from Leicestershire Constabulary's Architectural Liaison Officer:

Force Architectural Liaison Officer  
Police HQ  
St Johns  
Enderby  
Leicester  
LE19 2BX



### **3 DESIGNING OUT CRIME PRINCIPLES**

- 3.1 The concept of designing out crime rests heavily on the philosophy of Defensible Space, which is concerned with enhancing those design features which encourage community interaction and good surveillance, while reducing those design features which may allow an offender anonymity and easy escape routes.
- 3.2 The theory may be viewed under four main categories, **surveillance, movement, ownership/capable guardianship** and **activity**. These are umbrella headings and the theories they contain may be broken down further. However, as there is generally a large amount of overlap between each category, they are best used in conjunction with one another rather than treating them as individual design solutions.

#### **Surveillance**

- 3.3 It is commonly accepted that one of the greatest deterrents against committing an offence is the chance of being witnessed. Following through from this it makes sense that if a designer provides more opportunities for surveillance in and around an area that fewer offences will take place, as potential offenders will be deterred.
- 3.4 Surveillance of, for example, a public space may be increased by:
- Ensuring that buildings, windows and entrances face onto the space allowing activity in the space to be witnessed by those occupying the buildings.
  - By removing blind spots created by excessive and overgrown planting.
  - By improving lighting to improve surveillance in the evening and at night.
  - Adjacent land uses e.g. residential properties that are occupied day and night.
  - And possibly, where appropriate, by the use of surveillance equipment.

#### **Movement**

- 3.5 This heading may also be referred to as territoriality. It is essentially concerned with limiting the movement of potential offenders within an area.
- 3.6 Through the use of symbolic and actual barriers, such as surface detail and fences respectively, public and private space can clearly be distinguished. These barriers will act as cues to potential offenders that private areas are out of bounds and they will theoretically avoid them.
- 3.7 Movement around and through buildings may be controlled to some degree by limiting the number of entrances to a building and by introducing key access.

#### **Ownership / Capable Guardianship**

- 3.8 By creating territories, areas of private space, through the use of actual and symbolic barriers as outlined above, it is intended that individuals will feel a degree of ownership (or responsibility) over these spaces, protecting them from crime and anti-social behaviour. They will become the capable guardians of the area, and take pride in protecting it, intervening in any undesirable activities.
- 3.9 An area with clear boundaries marking private and public space, that has attractive planting, and most importantly an area that is well maintained will give the greatest signal to a stranger or potential offender that this space belongs to someone. It will be clear that someone cares for the space and that they are willing to protect it. An

area that is unkempt and poorly maintained gives the impression that no one cares and that it may be entered without too much risk.

- 3.10 Through a heightened sense of community the idea of territoriality should spread to include the whole neighbourhood. If residents are feeling a sense of ownership for the area as a whole then it receives some degree of protection from undesirable behaviour. Potential offenders are not only at risk due to the surveillance afforded by the residents of the area, but also from the fact that they are likely to intervene if they witness any wrongdoing.

### **Activity**

- 3.11 Increasing activity levels in an area has a two-fold effect. It can increase the levels of surveillance, by increasing the number of people using a space and therefore the number of potential witnesses, and it can increase the level of anonymity.
- 3.12 Anonymity is concerned with the identification of strangers within public and private spaces. Public spaces encourage a higher degree of anonymity due to the high degree of activity that occurs within these spaces.
- 3.13 Strangers may be provided with a high degree of anonymity in public spaces as people expect to be in the presence of strangers and therefore are likely to ignore them. It is easier for passers by to ignore criminal or anti-social behaviour committed by strangers, and therefore it may be less likely that they will intervene.
- 3.14 Ensuring that public spaces are well lit and of a scale appropriate to the sites context with good connectivity to surrounding buildings, which will also provide levels of surveillance (e.g. with front entrances onto public spaces and with surveillance from windows), can help to reduce this problem. However, in the design of public open space the need to reduce the potential for anonymity must be balanced against the need to help create an attractive environment, to which such spaces make an important contribution.
- 3.15 There can be further problems where public space borders private spaces with no clear boundary. This allows strangers to pass easily from public to private areas without being noticed or identified. Planners and designers should consider this and ensure that areas have clear boundaries and identities in line with Defensible Space ideologies and recommendations.
- 3.16 Whilst high degrees of activity can afford potential offenders anonymity, it is an important aspect of surveillance in an area, if properly controlled. People often feel safer in well-used public space, where there is a lot of activity occurring, especially at night.
- 3.17 Finally, it is important that designers understand the context within which a site fits and also consider the functions that an area may be asked to perform, so that these functions do not conflict. Conflict can be avoided by considering the structure of an area and by ensuring that the function of a space can be clearly identified, so that it does not infringe on any other function or so that it is not used for alternative purposes.

## **4 CREATING SAFE AND ATTRACTIVE ENVIRONMENTS - GENERAL**

4.1 There are a variety of components that make up new developments. It is important to ensure that all are considered at the outset when designing the development layout. The following section provides advice and establishes the principles that can apply to all developments, from a crime and safety point of view, about these various factors. This is then followed by additional advice relevant to specific types of development.

4.2 In addition to issues such as burglary, vandalism and other forms of anti-social behaviour, it is important to have regard in the design of new developments to the potential threat to properties and lives from acts of terrorism. This is particularly so in respect of commercial, retail, industrial and transportation developments. Further specific advice can be obtained from either the Force Counter Terrorism Security Adviser or the Architectural Liaison Officer at Leicestershire Constabulary Police Headquarters.

### **4.3 Boundary Treatments**

4.3.1 The boundary to a development site and the boundaries between different property and uses within a site are important features in seeking to provide adequate security. They can play a role in defining development, both within a site and between a site and its surroundings, protecting privacy and achieving planning objectives such as shielding unsightly views.

4.3.2 The more an individual exercises control over an area, the greater the level of privacy and security. There are four types of space that are generally recognised:

- Private – under the control of an occupant and not visually or physically accessible to the general public e.g. rear garden.
- Semi-private – under the control of an occupant but visually or physically accessible to the general public e.g. front garden to a house.
- Semi-public – under the control of, or within the area of responsibility of, a specific group of occupants and accessible to the general public e.g. communal parking areas.
- Public – where the general public has access by right e.g. open space, roads, footpaths.

4.3.3 The boundary treatment used is an important feature that can help to define these various types of spaces, but it is important to ensure they are done in a way that is sympathetic to the quality of the environment whilst also performing this function.

### **4.4 External site boundaries**

- Perimeter boundaries should be of a format/construction appropriate to the surrounding context of the site. However designs which maximise views into the site where appropriate can be used to improve natural surveillance.
- Where boundaries form the perimeter to a site which adjoins onto waste ground, public footpaths, commercial sites, road ends etc., or within a scheme where they are not subject to surveillance, they should be increased in height.
- Where a new hedge line is to be provided around the perimeter of a site, for example, to protect site boundaries in 'rural' areas, care should be taken to select fast growing (preferably thorny) planting species that 'branch' at ground level and

are capable of providing a dense boundary of minimum height 1800mm. Where necessary, temporary or permanent fencing of appropriate height and construction should be provided to give protection to the hedge whilst it is becoming established.

- In respect of existing hedge lines, where dense planting exists, increased width may overcome any shortfall in desired height. The ownership and maintenance of any hedges should be clear in order to ensure that they do not fall into neglect and/or do not provide adequate security protection.

#### **4.5 Internal boundary treatments**

- Boundary treatment should ensure that there are clearly defined boundaries between public space and private space but whilst also allowing for natural surveillance to and from buildings. This can be achieved by using appropriate physical barriers such as building lines, walls, fences and gates or, where appropriate, hedges or other appropriate landscaping. Where it is not possible or inappropriate to use physical barriers the design should 'suggest' change in ownership, for example through a change in surface treatment, such that anyone crossing such a boundary would know they are moving from a public to a private or semi-private space.
- Boundaries to public open spaces should allow for views into and out of the area. Where metal railings are used, possibly incorporating a brick wall, the railings should have a minimum overall height of 2000mm and if of a vertical bar design should have a maximum spacing of 100mm between robust bars and be manufactured without intermediate horizontal rails.
- Where railings or timber fencing is mounted on top of a brick wall, the design should ensure that there is no gap between the two. The railings or fence line should be flush with the outer face of the masonry construction to remove any foothold being formed that would reduce the effective height of the boundary.

#### **4.6 Walls**

- Even when under surveillance from buildings, walls, other than those to the frontage of a property, should have a minimum height of 1800 mm to the underside of any tile creasing course or capping detail.
- Any capping provided should be such as to present an obstacle to climbing the wall for example curved or triangular section coping which presents a more difficult surface to grip.
- Walls should be designed to ensure that footholds are not formed which could enable unauthorised access to a property.

#### **4.7 Fencing**

- Wooden fencing is not considered to be appropriate for non-residential properties in view of the maintenance requirements associated with this type of fencing. The suggested height standard for fencing within a site for residential developments is a maximum of 1800mm, whilst for non-residential developments a minimum of 2000mm. In respect of the latter the actual height considered necessary will

depend upon the particular circumstances of the proposed development and its location.

## **4.8 LANDSCAPE DESIGN**

4.8.1 Landscape design can play an important part in the safety and security of property and people. Poorly designed and positioned landscaping, inappropriate choice of plants and lack of maintenance can be detrimental to the quality of the environment and can present opportunities for anti social behaviour. For example, reduced visibility and the creation of hiding places can make areas more vulnerable to criminal activity. However attention to the design and structure of landscaping schemes can achieve a more secure and attractive environment and contribute towards a sense of place.

- In all situations development should aim to retain and incorporate existing trees and vegetation provided that the following requirements are not frustrated.
- Landscaping should be designed such that it does not provide hiding and entrapment places or hinder surveillance. Deterrent planting (examples are given in Appendix 1) can be used to reduce hiding and entrapment areas.
- Landscaping should be avoided along pedestrian or cycling routes where this would hinder views to or from footpaths. Planting should be set back from footpaths/cycleways in order to improve visibility and provide clear sight lines.
- Deterrent shrubs should be planted along vulnerable boundaries and buildings to reduce anti social activity (for example the gable ends of end terraces adjoining public spaces which may be susceptible to graffiti or used for ball games contrary to local bylaws) and unlawful access to property.
- Consideration should be given to the suitability of planting in each area. For example high growing planting should be located away from pedestrian areas and features, such as windows and doors, which would obscure access and natural surveillance or where the planting could be used to obtain illegal access to a property by climbing. Similarly, attention should be paid to growth rates and the form and extent of vegetation when mature. This can ensure that entrances and escape routes do not become blocked over time, and do not obscure other features such as lighting and CCTV. It is important to ensure that planting and landscaping schemes are co-ordinated.
- Landscaping schemes should provide an appropriate mix of planting. A year-round presence can be achieved by incorporating evergreen species and quick-growing imported species can ensure vigorous growth.
- Maintenance of landscaping can also impact both positively and negatively upon the safety and appearance of an area. Regularly maintained planting can ensure that it remains effective both as a deterrent and also in contributing towards a high quality environment. However it is acknowledged that such maintenance is not always achievable. Landscaping schemes should therefore take account of maintenance from the outset. Where regular maintenance is not proposed, then schemes should be designed to achieve both aesthetic and crime reduction objectives without reliance on maintenance.

## 4.9 CAR PARKING

4.9.1 Car parks provide opportunities for criminal activity such as theft and personal attack. Good design, management and maintenance of car parking areas are required to create car parks where people feel safe and secure. More specific advice in respect of residential developments and industrial/commercial developments is set out later in this document.

- It is important that car parks are designed to encourage maximum natural surveillance from surrounding areas and buildings. Layout design and the provision and maintenance of soft landscaping treatment where applicable should reflect this key requirement.
- Large parking areas should contain smaller subdivided car parks.
- Car parks should not contain dead ends, blind corners, and long lengths of solid wall etc that restrict visibility.
- Secure facilities should be provided for bicycle and motorcycle parking.
- Access and egress points, for both vehicles and pedestrians, should be reduced to a minimum, controlled, clear, well signed and lit.
- Circulation routes that are easily identified and properly marked are a safer environment for pedestrians and vehicles. Footpaths should be readily accessible from parking bays and provide direct access to the buildings or facilities they serve
- Car parks should discharge users safely and efficiently into well-lit areas.
- Vehicular entrances should be narrow and fitted with height restrictors where appropriate.
- Long stay areas should not be identifiable unless provided with additional security measures.
- On pay car parks, meters should be provided with surveillance either natural or by way of CCTV, illuminated and regularly emptied.
- There should be adequate provision for disabled parking and when associated with retail development, concepts such as 'shop mobility' and 'parent and toddler' parking are encouraged.
- There should be clear signage indicating the location of all entrances, exits, lifts, stairwells, payment meters, the use of CCTV cameras, contact points and parking levels.
- Car parking sections or levels and vehicle bays should be easily identifiable this being essential in the efficient recording of criminal incidents.

4.9.2 Proposals for public car parks are encourage to take on board the standards given in the Association of Chief Police Officers (ACPO) Secured Car Park Award Scheme details of which can be obtained from the Leicestershire Constabulary Architectural Liaison Officer.

## **4.10 LIGHTING**

4.10.1 Good lighting can help people to feel safe and reduce the fear of crime. It also increases the chances of detection. However, lighting should not be relied upon solely, but should be part of a range of measures incorporated into new developments. Further advice in respect of lighting can be found in the Council' Supplementary Planning Guidance for Lighting Schemes.

- Lighting schemes should be co-ordinated with landscaping schemes.
- Lighting giving a high level of illumination should be provided to all public circulation areas using column mounted, vandal resistant, high-pressure sodium or metal halide fittings. This should be co-ordinated with “wash lighting” to the face of all buildings and with locational lighting to door openings. Where CCTV monitoring systems are to be used it is important to ensure that the lighting is of an adequate intensity and distribution to enable its operation.
- Any lighting scheme should be designed to avoid creating pools of darkness.
- Lighting within the public realm should be designed to comply with relevant British Standard Codes of Practice.
- Details of any external lighting scheme should be submitted as part of a planning application.
- In all cases, the crime deterrent role of lighting should be balanced by consideration of negative aspects such as light pollution, glare, and light spillage. The siting and design of lighting should therefore have regard to the site's context and should be appropriate for that particular location. For example, in edge of town or rural areas, light spillage beyond site boundaries should be avoided whilst in residential developments lighting should not shine directly into windows.
- For retail premises 24-hour internal lighting can act as a deterrent and ensure effective surveillance from the street. It can also be beneficial in terms of contributing towards the ambient lighting of streets. Where security shutters are deemed necessary, they should be of a perforated design so as not to frustrate this potential.

4.10.2 Leicestershire Police recommends that all lighting to public amenity areas should comply with British Standard 5489 Part 9.

## **4.11 FOOTPATHS AND CYCLEWAYS**

4.11.1 Public footpaths and cycleways provide important links both within a development and to surrounding areas. However, poorly designed and sited footpaths and cycleways may discourage their use and/or provide opportunities for the committing of crimes.

- Proposals should take account of the surrounding context in locating new footpaths/cycleways such that they are likely to be well used. For example accessibility/routes to nearby shops, schools, bus stops and play areas.
- Escape routes can encourage criminal behaviour by reducing the opportunities to be caught. The number of footpaths/cycleways provided will require careful

consideration to ensure acceptable movement through the site whilst avoiding an excess of potential escape routes.

- The design of footpaths/cycleways should ensure natural surveillance from beyond the routes whilst also allowing for pedestrian/cyclist visibility. For example sharp bends restrict views and should be avoided, whilst landscaping should be set back to avoid the creation of obstacles to visibility and hiding places near to the route. Where straight lines are not desirable, for example because it would be uninteresting to users, then sweeping curves should be used to create interest whilst also maintaining visibility along a route. Routes that provide an essential facility during the hours of darkness and where alternative 'safe' routes are not available should be well lit.
- Unobserved routes and routes to the rear of properties, especially dwellings are unacceptable.
- Circulation routes within developments should be clearly marked. For example unambiguous road markings, direction signs and location boards should be used. Such features should be sensitively designed and sited to ensure that they are appropriate for their surroundings, do not compromise visibility at site access points and contribute positively towards the quality of development.

#### **4.12 STREET FURNITURE**

- Street furniture should be co-ordinated, well planned, and respond to the context in which it is placed. Features should contribute positively towards the overall quality of a development or location.
- The location of furniture should avoid the appearance of clutter and avoid acting as a visual or physical obstruction to movement.
- Consideration should be given to the opportunity for street furniture, raised planting features etc to contribute positively as a crime deterrent (for example, as prevention against 'ram raiding') and possibly through the use of public art (see next section).
- Features should be of a high quality of design and construction. Furniture should be robust and durable to reduce the need for regular maintenance, withstand arson and guard against terrorist attacks the latter being particularly important in the use and positioning of litterbins.

#### **4.13 DEVELOPMENT AND ART**

4.13.1 Creating a sense of ownership and promoting territoriality can reduce the fear of crime and the opportunity to carry out criminal acts. Public art can contribute towards a high quality environment, improving quality of life and can play a part in promoting a sense of place.

- The Arts Council's publication "Percent for Art" suggests that new works of art to improve the environment (such as sculpture, murals or paving design) may be secured through contributions as a part of new development. This is reflected in paragraphs 10.100-10.103 of the adopted Local Plan. Whilst such schemes are voluntary, the provision of new works of art as part of schemes of development will be encouraged.

- There are opportunities for art to be incorporated at various scales within developments. It can take the form of standalone works, well-designed functional features (such as bollards), detailing within developments (such as brickwork) or as boundary treatments (as illustrated on the following page).
- Involvement from the local community, both in the design and production of public art, can be beneficial in creating a sense of place and ownership. The process of design and production itself can also have positive outcomes in terms of reducing anti-social behaviour by providing activities and opportunities for children and youths. The involvement of communities with any provision of new artwork will therefore be encouraged.



#### **4.14 CLOSED CIRCUIT TELEVISION (CCTV)**

- The use of lighting and CCTV cameras can assist in deterring potential criminal activity. However, such schemes will only be successful where it is employed as

part of a comprehensive and integrated package of measures to address crime reduction.

- Where CCTV is identified as an appropriate measure, details of the scheme should be submitted as part of any planning application. Liaison with the Police Architectural Liaison Officer is encouraged in the design of any scheme.
- CCTV schemes will need to demonstrate that they have had regard to their wider setting. It will be necessary to strike a balance between the role as crime deterrent and potential impact upon the surrounding environment, particularly in Conservation Areas or where it could affect the setting of a listed building. In respect of the latter, paragraph C.68 of Annex C in PPG 15: Planning and the Historic Environment states that “undamaging and visually unobtrusive positions for such fixtures should be agreed.”

#### **4.15 MAINTENANCE/ MANAGEMENT**

4.15.1 No matter how well physical development and the environment is designed in the first place, if subsequently badly managed and maintained, it can unwittingly give the impression that no one cares and that there is a lack of ownership. The appearance of an area is important and if allowed to degenerate may well encourage crime and anti-social behaviour to flourish. This is particularly relevant where there is no individual ownership and where an absent landlord looks after a building or development.

- A programmed management regime should be in place, particularly in respect of the upkeep of communal areas and the public realm.
- Any development should be of a design and construction which is durable and which minimises the need for regular maintenance. This applies both to built elements such as buildings and street furniture and to landscaping and other features.
- Design should encourage ownership and responsibilities for maintenance should be clearly set out. Development, which is well maintained and quickly repaired, can help promote civic pride and reduce the opportunity for areas to fall into neglect.
- Where facilities are shared, mutually agreed arrangements for their security should be put in place.

4.16 The previous sections have considered design issues common to a range of land uses. The following sections provide advice in respect of some specific types of development to which the previous sections will also apply.

## **5. CREATING SAFE AND ATTRACTIVE ENVIRONMENTS - RESIDENTIAL DEVELOPMENT**

5.1 The DETR's Good Practice Companion Guide to DB32 "Places, Streets, and Movement", (1998) identifies the main points to take account of in the design of housing layouts:

- Crime depends upon concealment. Well-used or overlooked streets and spaces make the criminal feel uncomfortable and exposed.
- Anonymous and uncared for spaces can cause long-term problems. The design of layouts should provide a clear definition of ownership and responsibility for every part of a development.
- Clear and direct routes through an area for all forms of movement are desirable, but should not undermine the "defensible space" of particular neighbourhoods.

### **5.2 Design and Layout**

- The proposed layout should maximise natural surveillance of an area, whilst balancing this against the need to protect privacy.
- Development should provide a mixed and balanced community using different housing types and tenures. Single tenure sites, such as medium sized detached units are for the most part empty during a normal working day. By providing for a variety of households within new development the likelihood of people being at home during the day may be increased. Improving natural surveillance throughout the day can help act as a crime deterrent.
- Rear gardens of properties should back on to each other where possible; rear gardens should not back on to public footpaths or open space.
- Design solutions for corner sites should maximise natural surveillance. Developers should consider the use of "sentinel units". These are properties with an alternative alignment to nearby properties which can provide natural surveillance.
- If cul-de-sac layouts are provided they should be designed to maximise community interaction and surveillance.
- The potential for criminal activity can be increased where cul-de-sac developments link through to each other or to unsupervised footpaths. Such situations should be avoided, however careful consideration will be required to balance security concerns with opportunities to meet other objectives (such as permeability).

### **5.3 Access**

- Main entrances of dwellings should face the street and be located so that they can be visually observed.
- Consideration of the site's context should ensure that existing desire lines of pedestrian circulation are identified and where possible retained. This may be achieved by designing streets along such routes with development fronting onto

them. This can help integrate the site with its surroundings and provide natural surveillance for public routes.

- Careful consideration should be given to layout design, which allow rear access to dwellings. Designs which allow access for refuse collection or to car parking provision, for example, can improve the streetscape but such publicly accessible areas (and features such as bins which could help criminals gain access to gardens) can increase the opportunity for crime and anti social behaviour.

#### **5.4 Internal Alleyways to New Housing Development**

- Pedestrian alleyways serving the rear of properties should be avoided. However, on terraced housing schemes, where they are provided, they should be designed to prevent misuse.
- The alleyways should be as short and direct as possible, preferably without concealed bends, should not link through to provide short cuts across the site and should only serve a small number of dwellings.
- A gate flush with the building line should be provided at the outer entrance to the alleyway. It is suggested that as a minimum this should be 1.8m in height. This should be designed to allow for vision into the alleyway (although in certain circumstances a solid design may be appropriate) and minimise opportunities for unauthorised access. Ideally gates should be lockable (a slam action lock) or equipped with a self-closing and latching facility where this is not possible.
- Within the alleyway garden fencing should be of a design and construction to allow for surveillance of the enclosed space from the rear of dwellings.

#### **5.5 Boundary Treatment**

- The use of defensive toppings such as razor wire, barbed wire etc. is inappropriate for a residential development, gives a negative impression of the area, and should not be used.
- As noted at paragraph 4.7, fencing of 1800mm (1.8metres) would normally be appropriate for residential developments. Such fencing could be topped by 300mm (or 600mm) timber trellis where additional security is required to the perimeter of a site. Timber trellis is considered to be an effective way of increasing the height of a new or existing solid fence as it is difficult to climb over and may well break in the process thereby giving some audible warning of intrusion. This approach may also be useful in narrow gardens to help avoid a 'canyon' affect. However, on any external boundaries between a site and adjoining uses/areas more substantive structures will be required.
- Horizontal construction rails should be positioned to the private side of the enclosure to prevent use as a foothold enabling unauthorised access.
- Post and wire fencing will not be allowed other than to form the boundaries between rear private gardens which are not accessible from public areas.
- Where a hedge provides a boundary protection to back gardens, depending on the nature, width and height of the hedge and the ownership circumstances

prevailing, the hedge alone, providing that it has been well maintained, may be considered to be an adequate security solution.

## 5.6 Car parking

- Dwelling houses should be provided, wherever possible, with in-curtilage parking. Maximum security is achieved where vehicles are kept in garages. Where no provision is made within the curtilage, then provision should be made as close to the dwelling as possible.
- Where parking provision is to be made on street thought should be given to using different materials to distinguish between the highway and the parking area to strengthen a sense of ownership.
- The parking provision should be visible to the occupiers of the dwelling from a habitable room.
- Attention should be paid to the design of garages to ensure that they do not present opportunities to be used as climbing aids to gain access to properties.
- Where grouped parking for individual dwelling houses is considered as a design solution, whether in an open parking arrangement or within garages, the area should relate directly to the dwellings served by the provision and be overseen by habitable rooms. Car or garage courts that are enclosed by rear garden boundaries and are not overlooked by adjoining dwellings will not be permitted.
- Good practice suggests that successful courtyard parking can be achieved where they are places with car parking within them rather than just car parks, are under natural surveillance from surrounding properties and are limited to around 10 parking spaces.

## 5.7 Utilities

- Meters for services such as gas, electricity and water should be positioned such that they can be easily accessed by the utility company without having to gain entry to the secure private side of the residence.

## 5.8 Public Open Space

- Public open space provides land for recreation and enjoyment open to everyone as well as providing an attractive environment. Careful attention to the design of public space can help contribute towards a secure, high quality environment with a sense of place and help to ensure that such areas do not become the focus of anti-social behaviour leading to crime and the fear of crime. Further advice in respect of children's play areas can be found in the Council's Supplementary Planning Guidance 'Play Area Design Guidance Note'.
- Public open space, whether intended to create 'green space' or provide for leisure activity or play, should be an integral part of a scheme. Any activities within the open space should be sited to draw people into the space and increase its use.
- Proposals should look to contribute positively towards the character and design of their surroundings.

- Public open space should be sited to ensure that it is afforded maximum possible natural surveillance from surrounding land uses. Boundaries around public spaces should be designed to ensure views into the site. Combined with appropriate landscaping this can provide natural surveillance along with a deterrent to access.
- Entrances may be highlighted through the use of gateway and lighting features, which can also contribute towards a high quality environment.
- Layout of open spaces should incorporate desire lines thereby frustrating the creation of unofficial paths by people taking more direct routes.
- Activity space should be provided with boundary definition applicable to its perceived or intended purpose and to prevent unauthorised access, for example motorbikes.
- Structures or landscape features should not compromise the boundary security to dwellings by providing climbing over points
- For play areas fencing should be provided to prevent access by dogs and to prevent children from wandering. This should take the form of low boundary fencing, which retains visibility in to and from the play area.
- Children's play areas can often become assembly points for older youths. As a consequence this can lead to the damage of equipment and the intimidation of younger children. One possible solution is the provision, where appropriate, of youth shelters. These should be sited in consultation with youths in the area, local police and the local authority's community safety officer.

## 5.9 Sites for Travelling People

- 5.9.1 The site layout and appearance of sites for travelling people should resemble and follow the principles of a small housing development having regard to the similarity of the nature of the use.

## **6 CREATING SAFE AND ATTRACTIVE ENVIRONMENTS - INDUSTRIAL AND COMMERCIAL DEVELOPMENT**

6.1 Commercial and industrial areas have different characteristics to residential developments, in particular the fact that they are unoccupied for large periods of time. Careful consideration therefore needs to be given in designing such developments to ensure that they do not become targets for crime.

### **6.2 Design and Layout**

- Real or symbolic barriers around the perimeter of a site can help encourage a feeling of territoriality. i.e. controlled gates, signs or a change of road surface texture.
- The design of individual buildings should avoid creating hiding places, for example recesses associated with entrance doors and access ways. Where recesses are necessary the depth should be kept to a minimum.
- Buildings should be orientated so that the main activity i.e. the retail frontage, office frontage faces onto the road where public enter the site. This provides surveillance for everyone entering and exiting the site.
- Careful attention should be paid to rear areas of buildings which will often be storage or service areas. Design and layout should ensure that such areas are appropriately lit and under surveillance and where possible incorporate secure lockable gates. Designs should ensure the surveillance of any rear access from the building itself.

### **6.3 Car parking/loading bays/storage areas**

- Parking areas should be well related to the unit that they are associated with and windows to offices and reception areas used to oversee entrance approaches and a facility for visitors' cars. Associating parking areas with specific units can encourage users to take ownership of these areas and thereby improve their security through surveillance.
- Loading bays and storage facilities should be secured by boundaries of appropriate height and construction and again subject to access control.
- Refuse collection and storage should be kept separate from the parking areas, out of sight, fireproof and secured.
- Service areas should be located away from publicly accessible spaces and not face on to open areas. A back-to-back design can reduce the opportunities for criminal access.
- Lighting giving an appropriate level of illumination should be provided to all loading bays, compounds and parking areas.

### **6.4 Utilities**

- Buildings should be provided with secure underground services and communication networks. Where inspection chambers for utility services and

especially communication links cannot be positioned within a secure boundary  
i.e. positioned within the public realm, lockable covers should be provided.

## 7 CREATING SAFE AND ATTRACTIVE ENVIRONMENTS - RETAIL

7.1 It is the Council's policy, in accordance with the advice in PPG6, to sustain and enhance the districts town and local centres. An attractive and safe environment has an important role to play in this. The following advice shows how this can be achieved.

7.2 Whilst this advice applies to all town and local centres, it is important to bear in mind that additional considerations will apply in historic centres such as Ashby de la Zouch, Castle Donington and Ibstock. For example, for historic shopfronts external steel roller shutters are not acceptable. Instead timber shutters, laminated glass and internal chain-link screens are likely to be more acceptable. Further advice in respect of proposals for historic shopfronts should be discussed with the Council's Conservation Officer.

- Mixed use can be beneficial both in town and local centres in improving vitality and promoting a feeling of safety. A mix of uses, e.g. retail, food and drink entertainment and residential should be encouraged within centres to ensure the presence of people throughout the day and night. Residential development above ground floor retail/commercial facilities can improve vitality and surveillance in mixed-use areas.
- Blank facades should not face on to the street.
- Where public and private entrances are combined or in close proximity this can increase the opportunity for criminal behaviour. Where uses are mixed within buildings care should be taken to ensure that these have separate and clearly distinct entrances.
- Shutters can protect windows and doors. However, unless of appropriate design and construction this can give the appearance of a fortress mentality and detract from the overall quality of development. Attention to the types of shutters used can reduce the visual impact whilst still ensuring security. Perforated shutters, which allow surveillance of the premises, should ideally be installed internally in all cases, and especially in Conservation Areas or in Listed Buildings. Where this is not possible external open grille shutters of a similar design to allow surveillance should be used.
- Entrances should be designed to avoid creating recesses, which may provide hiding places. Visual interest may still be retained however through the use of recesses where careful attention is paid to the design. For example shallow indents can increase visibility, as can the use of transparent materials. Well-lit frontages and entrances can also deter the use of recesses as hiding places.

### 7.2 Cash Handling

- Buildings or places where cash is available to the public or transferred on a regular basis may be more vulnerable to criminal behaviour. This is particularly so where the function of a building is such as to generate large movements of ready money on a regular basis (buildings such as banks, building societies, large retail stores etc).
- Provision should be made within the siting of the facility to enable cash transfer vehicles to gain ease of access to the face of the building.

- The building should be designed such that cash transfer takes place other than through a public area.
- Appropriate levels of segregation and physical security measures should be incorporated within the building design commensurate with the perceived risk both in terms of robbery and issues of personal safety

### 7.3 **Siting of ATMs**

- Automated Telling Machines (ATMs) whether sited within the fabric of a building or free-standing, should be located in an open well lit area under natural surveillance from buildings or related activities or under the guardianship of a fully monitored Close Circuit Television (CCTV) system such as a town centre installation. They should not be sited within recesses to buildings or within secluded locations.
- An ATM should be positioned with an attendant 'privacy zone'.
- When it is sited within a public thoroughfare it should not be positioned where circulation is restricted e.g. a narrow foot-way, where there is an increased chance of robbery occurring or details of a transaction (obtaining of a personal identity number) being observed

### 7.4 **A3 Uses (Licensed Premises)**

Uses classed as A3 under the Town and Country Planning (Use Classes) Order 1987 (such as pubs, restaurants and cafes) can play an important role in maintaining and improving vitality and viability within town centres. By providing activity and natural surveillance, particularly where such establishments are open outside normal opening hours, A3 uses can be seen as a positive force in reducing crime and the fear of crime. However it is also acknowledged that in certain circumstances A3 uses can be attributed to anti-social behaviour and feelings of insecurity. For example a proliferation of licensed premises in close proximity to each other can give rise to acts of public disorder. This is largely a non-planning matter and thus consideration should be given to measures, which can help design out crime in such situations, as part of an integrated package which encompasses non-planning matters.

## **8 CREATING SAFE AND ATTRACTIVE ENVIRONMENTS - WATERWAYS**

8.1 Within the District there are stretches of navigable water along the Ashby Canal near Snarestone and the River Soar at Kegworth. In addition, it is proposed to re-open the former Ashby Canal, at least as far as Measham. Policy T16 of the adopted Local Plan allows for the possible development of ancillary facilities to serve the canal. The principles outlined in this document should be applied to any development associated with waterways. In particular:

- Development should have entrances facing onto the canal or watercourse, this will increase activity and surveillance along the waterway corridor making it safer and more enjoyable to use.
- River and canal-side footpaths should be an integral part of any development. Proposals should ensure that footpaths and their entrances/exits are designed to be direct, subject to natural surveillance and appropriate lighting, and avoid sharp bends and blind spots. Frequent and open entrance and exit points should be provided.
- Development should provide natural surveillance of waterways, for example by the use of low walls and railings rather than high walls. Such features can also add to the attractiveness of a development. Development, which fosters activity along waterways, will also contribute towards improving surveillance. Development should also ensure that users of waterways have adequate visibility and surveillance.
- The siting and design of bridges, crossing points and other features along waterways should promote visibility and surveillance by avoiding blind spots and hiding places. This may be achieved by, for example, deterrent planting, appropriate lighting and restriction of access to tunnels and beneath bridges after dark.
- Ideally waterways should be subject to appropriate management and maintenance schemes. This can ensure that the design and environmental quality of waterways is maintained and can provide surveillance and a sense of security.

Further information on designing out crime in waterside environments may be found in the British Waterways/Metropolitan Police publication "Under Lock and Quay: Reducing Criminal Opportunity by Design".



## **9 CREATING SAFE AND ATTRACTIVE ENVIRONMENTS - PUBLIC TRANSPORT**

9.1 With the exception of East Midlands Airport, there are no major public transport facilities within the District. However, there is now an increasing emphasis upon the need to provide for public transport particularly buses, as part of new developments. It is thus likely that additional facilities, such as bus stops/shelters, will be provided in the future. In most cases bus shelters will not require planning permission. However, any providers should have regard to the following advice. Bus stops/shelters or other covered waiting shelters (e.g. for taxis):

- Should be transparent and constructed of robust materials.
- They should be sited where there is natural surveillance from surrounding buildings and public areas and be adequately lit.



**APPENDIX 1**  
**DETERRENT PLANTING**

The following list gives examples of plant species, which may be considered suitable for deterrent planting although the list is not exhaustive.

## DETERRENT PLANTING

Plants with Spiny Stems and or leaves

<b>GROUND COVER &lt; 60 cm height</b>	
Rosa	County Series
	Grouse
	Max Graf
	Pheasant
	Partridge
	Pink Drift
	Red Max Graf
	Snow Carpet
	White Max Graf
<b>DWARF SHRUBS 60-100 cm height</b>	
<b>Hummock forming:</b>	
Berberis	frikartii Amstelveen
	f. Telstar
	Parkjuweel
	thunbergii Dart's Red Lady
	t. Green Carpet
	wilsoniae
Genista	hispanica
Rosa	Bonica
	Cecile Brunner
	Frau Dagmar Hastrup
	Pink Bells
	Red Bells
	Red Blanket
	The Fairy
	White Bells
<b>Thicket forming:</b>	
Rosa	Dunwich Rose

	nitida
<b>SMALL SHRUBS 1.0 -1.5 m height</b>	
Berberis	candidula
	thunbergii
	t. Atropurpurea
	t. Red Chief
	t. Rose Glow
Mahonia	aquifolium
Rosa	Ballerina
<b>Medium Shrubs 1.5 – 3m height</b>	
Berberis	julianae
	lologensis
	ottawensis Purpurea
	verruculosa
Mahonia	Charity
	japonica
Rosa	Canary bird
	Fruhlingsgold
	Fruhlingsmorgen
	Marguerite hilling
	moyesii geranium
	Nevada
	omeiensis pteracantha
	Penelope
	Stanwell perpetual
rubus	cockburnianus
ulex	europaeus
<b>Hedging shrubs</b>	
Berberis	gagnepainii
	darwinii
	thunbergii
	stenophylla
Crataegus	monogyna
hippophae	rhaminoides
Ilex	aquifolium and cvs.

Pyracantha	any
Rosa	glauca (rubrifolia)
	eglanteria
	rugosa and cvs.
<b>Plants for training against fences</b>	
Blackberry	cvs.
Pyracantha	any
Rosa	Albertine
	American pillar
	Buff beauty
	Dorothy Perkins
	filipes Kiftsgate
	New Dawn
	Wedding Day

(Source: Leicestershire Constabulary Force Architectural Liaison Officer)

**APPENDIX 2**  
**STATEMENT OF CONSULTATION**

## STATEMENT OF CONSULATATION

The draft Supplementary Planning Guidance was published for consultation between 20 August and 1 October 2003. Consultations were undertaken with:

- all Parish Councils and Parish Meetings;
- the House Builders Federation;
- a number of housebuilders (Peveril Homes, Bellway Homes, Webbir New Homes, Crest Homes, Bonser New Homes, Midalnd and General Homes, Jelson , Walton Homes, Henry Boot Homes, Redrow Homes Midlands, David Wilson Homes, Haslam Homes, J S Bloor, Cadeby Homes, William Davis, Wimpey Homes, Alfred McAlpine Homes, Barratt East Midlands, Westbury Homes, Clark Homes, Linden Homes, Bryant Developments, J A Ball, Persimmon Homes North Midlands Ltd, Taylor Woodrow Developments Ltd.
- a number local architects and agents.
- The Countryside Agency.
- English Heritage.
- Architectural Liaison Officer, Leicestershire Constabulary

The draft was also placed on the development planning section of the Council's website.

Three letters of representation were received. A report summarising the main tenets of the representation together with an officer consideration of each was considered by the Council's Executive Board of 18 November 2003. This report is included overleaf. Having considered these representations and recommended changes, the Executive Board resolved that the guidance be adopted as Supplementary Planning Guidance.

## **NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

**EXECUTIVE BOARD – 18 NOVEMBER 2003**

### **REPORT OF THE MANAGER OF PLANNING AND ENVIRONMENT**

#### **DESIGNING OUT CRIME, DESIGNING IN COMMUNITY SAFETY – SUPPLEMENTARY PLANNING GUIDANCE**

##### **Purpose of report**

To consider the responses received to the consultation on the draft Supplementary Planning Guidance in respect of Designing Out Crime and to seek its adoption as Supplementary Planning Guidance.

##### **Remit of Board**

Formal resolution

##### **Policy matters**

The guidance expands upon the Council's established policies contained in the adopted North West Leicestershire Local Plan.

##### **Financial/staff resources**

No discernible implications

##### **Health/Anti-poverty issues**

No discernible implications

##### **Crime and disorder**

The implementation of the guidance supports the Council's Crime and Disorder Strategy and the work of Partnership on Safer Communities.

##### **Human rights**

No discernible implications

##### **E-Government implications**

No discernible implications

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## **1. BACKGROUND**

- 1.1 Members will be aware that the Council is a member of the North West Leicestershire Partnership in Safer Communities. The Crime and Disorder Strategy 2002-05 seeks to "reduce incidents of domestic and commercial burglary in North West Leicestershire ...". A key Task to meet this aim is "To consider crime prevention as part of new development proposals".

- 1.2 To help achieve this the Strategy identified the production of Supplementary Planning Guidance (SPG). A target date of April 2003 was included in the Strategy. It had been initially thought that the target date of April 2003 would be met. However, the two officers who had been working on its preparation left within a few weeks of each other in late 2002/early 2003 which resulted in a delay in finalising the guidance and its publication for consultation. The draft SPG was published for Consultation in August 2003.
- 1.3 The preparation of the draft SPG was undertaken in close consultation with the Architectural Liaison Officer of Leicestershire Constabulary and officers from other Leicestershire Districts. This was to try and agree a degree of consensus regarding the issues to be covered and to avoid unnecessary duplication of work. At the outset of this joint working it was the intention to provide a common 'template' for use by individual Councils whilst recognising that each Council will need to produce guidance which fits their particular circumstances.
- 1.4 The draft SPG was published for consultation between 20 August 2003 and 1 October 2003. The draft document was the subject of direct consultation with all Parish Councils, a variety of major house builders/developers and local architects/agents. In addition, the document was placed on the Council's web site.
- 1.5 The purpose of this report is to consider the responses received and to seek its formal adoption as SPG. It is considered that it would be appropriate to include the responses, together with this report, in the adopted version of the document for ease of reference and to demonstrate the procedures followed.
- 1.6 A copy of the draft document, together with the responses received has been placed in the Members Room.

## **2 RESPONSES RECEIVED**

### **Response**

- 2.1 **English Heritage** comments that the draft SPG appears to be comprehensive , although it is noted that there does not appear to be any mention of particular design issues that might relate to conservation areas and listed buildings.

### **Considerations**

- 2.2 The draft SPG does not contain a specific section dealing with issues related to conservation areas or listed buildings. Where appropriate, reference is made to the need to have regard to such issues (eg in respect of shutters and use of Closed Circuit Television). However, it is considered that it would be appropriate to make it clearer that additional considerations will apply in respect of shopfronts in historic centres.

## **Conclusions**

- 2.3 It is considered that the additional text be included as a new paragraph 7.2 ;

Whilst this advice applies to all town and local centres, it is important to bear in mind that additional considerations will apply in historic centres such as Ashby de la Zouch, Castle Donington and Ibstock. For example, for historic shopfronts external steel roller shutters are not acceptable. Instead timber shutters, laminated glass and internal chain-link screens are likely to be more acceptable. Further advice in respect of proposals for historic shopfronts should be discussed with the Council's Conservation Officer.

## **Response**

- 2.4 Heather Parish Council welcomes the draft SPG. It considers that it translates matters of 'Common Sense' into legal requirements but that additional costs associated with this should not be passed on to the business community and the public through increases in rates and housing costs. It also comments that additional policing is required in rural areas to restore public confidence in relation to crime prevention. It considers that whilst developers will be aware of the legislation before submitting planning applications this is less likely to be the case in relation to 'private planning applications' and thus an advisory service should be required to be provided by the Council.

## **Considerations**

- 2.5 The comments of the Parish Council are noted. However, there appears to be some misunderstanding about the status of the draft SPG. The document is only guidance and whilst it is capable of being a material consideration in determining a planning application, it does not have the status of binding requirements. The comments regarding private applications are noted. As Members will be aware most private planning applications (which is taken to mean for extensions/alterations to existing dwellings) are submitted by agents on behalf of householders. It was for this reason that a range of local architects/agents were specifically included in the consultation. Once adopted, the SPG will be made publicly available, including on the Council's website.

## **Conclusions**

- 2.6 It is considered that no change is required in response to these comments.

## **Response**

- 2.7 **Leicestershire Constabulary (Architectural Liaison Officer)** suggests a number of minor amendments. He also suggests including a separate section in respect of the need for designs to consider the potential implications arising out of acts of terrorism.

## **Considerations**

- 2.8 Generally speaking the amendments put forward are considered to be acceptable. However, in respect of paragraph 4.6 of the SPG it is considered that the second sentence should be reworded to state "The suggested height standard for fencing within a site for residential developments is a maximum of 1800mm, whilst for non-residential developments a minimum of 2000mm. In respect of the latter the actual height considered necessary will depend upon the particular circumstances of the proposed development and its location."
- 2.9 In respect of the issue of terrorism, it is considered that it would be appropriate to include reference to this. It is suggested that the following be included as paragraph 4.2." In addition to issues such as burglary, vandalism and other forms of anti-social behaviour, it is important to have regard in the design of new developments to the potential threat to properties and lives from acts of terrorism. This is particularly so in respect of commercial, retail, industrial and transportation developments. Further specific advice can be obtained from either the Force Counter Terrorism Security Adviser or the Architectural Liaison Officer at Leicestershire Constabulary Police Headquarters."

## **Conclusions**

- 2.10 That the draft SPG be amended as outlined above.

## **3 RECOMMENDATIONS**

- (i) **THAT THE DRAFT SUPPLEMENTARY PLANNING GUIDANCE BE AMENDED AS OUTLINED ABOVE AND;**
- (ii) **THAT THE GUIDANCE BE ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE.**

### **Background papers:**

North West Leicestershire Partnership in Safer Communities – Crime and Disorder Reduction Strategy April 2002 – March 2005.  
Responses to consultation on File R/35

B E Wolsey  
Manager of Planning and Environment

3<sup>rd</sup> November 2001

(Contact officer – Ian Nelson - extension 677)

EB100