Planning Out Crime in Northamptonshire

Supplementary Planning Guidance

Adopted by
Northamptonshire County Council
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Adopted countywide

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Adopted by:

Acknowledgements

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

Contents

Preamble

"Northamptonshire is due to see significant changes in the built environment with new homes and supporting services being provided in coming years which will have an impact in the way that the county is policed. This Supplementary Planning Guidance illustrates the value of a consistent approach in planning out crime in our communities and one that promotes the concept of safer communities in line with central government objectives and enables the County Council and local planning authorities in Northamptonshire to demonstrate that they are delivering upon their Section 17 responsibilities under the Crime and Disorder Act 1998.

Northamptonshire Police have long enjoyed a good working relationship with planners and welcome this guidance which sets the foundation to formalise our partnership and contribute to planning out crime in our communities making them safer to live, work and visit."

Mr Peter Maddison
Chief Constable, Northamptonshire Police

Foreword

This guidance has been developed jointly by Northamptonshire County Council, Northamptonshire Police and the District and Borough Councils of Corby, Daventry, East Northamptonshire, Kettering, Northampton, South Northamptonshire and Wellingborough and is a significant acknowledgement of the joint commitment across the county towards enhancing community safety.

The guidance seeks to bring together emerging best practice in the field of community safety and design. It recognises the contribution made by the Police 'Secured By Design' initiative including the "Secured Car Park" Award Scheme, both of which are endorsed by Northamptonshire local authorities.

The guidance promotes a practical and co-ordinated approach to the problems of safety and security for people and properties. Raising awareness and providing practical solutions for the design and layout of the physical environment will help reduce crime, fear of crime and antisocial behaviour. All individuals associated with the design and development of the environment can make a difference by making places more pleasant to live, work and play.

The science of safety and security is an evolutionary area and understanding about crime, anti-social behaviour and fear of crime continues to increase. The act of criminality and the motivation for it is a hugely complex area and no one measure can provide the ultimate solution. The Police perform a key role in crime prevention and detection but they are not alone in taking responsibility for community safety. We all have a contribution to make in many different ways. Design solutions delivered through the planning process is one such initiative that can make a positive contribution to reducing crime and fear of crime.
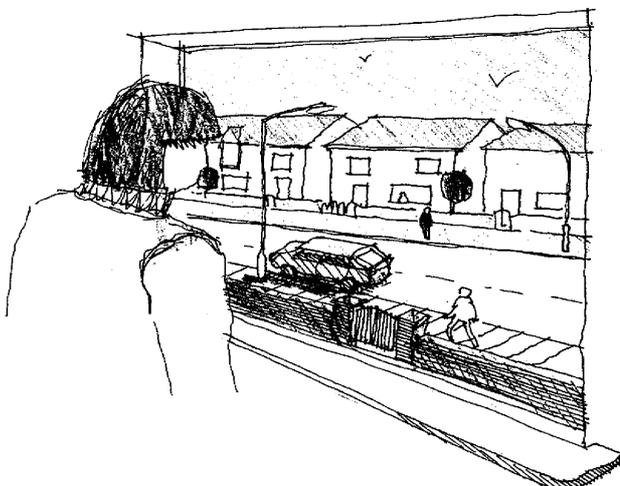

Fig 1.
Observing the Street (J. Tolley
Dudley MBC)

This guidance also contributes to a wider strategic approach to tackling crime and disorder in Northamptonshire. Seven Crime and Disorder Partnerships have been established across the district and boroughs of Northamptonshire in response to the Crime and Disorder Act 1998 which gave local authorities equal responsibility with the Police to reduce such incidence. The Partnerships are required to conduct an audit of crime and disorder in their area and devise strategies to reduce identified problems. The second round of strategies were completed in late 2002. Initiatives to improve the built environment and reduce the opportunities for crime in both urban and rural areas play an important role in this.

Within this context, other partnership based initiatives in Northamptonshire are also having a real and positive impact, including CASPAR (Crime and AntiSocial behaviour PARtnership). The latest project to start is in Corby, while four successful projects are already underway in Northampton, including the Blackthorn project which won the Award for Urban Renaissance in October 2002.

CASPAR is a crime fighting regeneration project involving local authorities, the Police, and local residents acting in partnership to improve the appearance of local estates, creating a safer environment through changes in landscape design, introducing CCTV where needed, improving lighting, and introducing neighbourhood wardens, amongst other actions. This SPG will provide important advice to future CASPAR projects on design matters within the scope of planning out crime.

A whole host of other community and business based initiatives to tackle crime and fear of crime are already in place across the county. These include "watch" schemes such as neighbourhood watch, pub watch, and retail watch and as well as other initiatives such as neighbourhood wardens.

Further information about CASPAR and other crime reduction initiatives can be obtained from Northamptonshire Police.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

1.0   Purpose of the Supplementary
        Planning Guidance

        Aims and Objectives

1.0 Purpose of the Supplementary Planning Guidance

This supplementary planning guidance will be used to help assess and determine planning applications and should also be considered in the preparation of planning policy documents such as other SPGs, the review of Local Plans or new Local Development Documents, and should be taken on board in village plans, design statements and design guides. It is intended to guide architects, developers, landscape architects, urban designers and individuals in the public and private sectors in achieving best design practice that mitigates crime, antisocial behaviour and fear of crime in both urban and rural parts of Northamptonshire.

Key Aims of this guidance are to reduce:

- Crime
- Antisocial behaviour
- Fear of crime

The guidance addresses these aims by establishing principles for the design, layout and landscaping of the built and natural environment which:

- Creates a safer and more secure environment
- Increases the risk of detection of criminal and antisocial activity
- Makes crime more difficult to commit

Key Objectives of the guidance are to:

- Provide planning guidance to ensure that the crime context for all new developments is considered.
- Provide planning guidance that enables security issues to be considered at all stages of the development process (pre-application to full planning application).
- Assist developers to adopt designs for new developments that take the security of people and property fully into account.
- 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.
- 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.
- Minimise the incompatibility of land uses that are instrumental to higher crime rates.
- Promote and encourage good quality design in all development.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

2.0 Introduction

2.0 Introduction

Tackling crime and the fear of crime is one of the highest concerns for local people in Northamptonshire. All local authorities in the county view the need to tackle crime and disorder as an issue of high priority.

Section 17 of the Crime and Disorder Act (1998) states that all relevant authorities have a duty to consider the impact of all their functions and decisions on crime and disorder in their local area. The Act recognises the role of the planning system and police authorities in formulating and implementing strategies and guidance to reduce crime.

2.1   National Policy Framework

National Planning Policy Guidance Note 1 (PPG1) " General Policies and Principles" (1997) points us to Government Circular 5/94 "Planning Out Crime" which advises that careful design measures can help to mitigate crime, such as theft, burglaries, vandalism and various types of attacks. More recently, the Government has emphasised its commitment to creating safer communities with the publication of the Sustainable Communities Plan (February 2003). This sets out a commitment to place "planning out crime" at the heart of the planning process through the review of the Government's headline planning guidance PPG1, to be accompanied by a national good practice guide to give practical examples and design solutions.

2.2   Strategic Policy Framework

Consultation Draft Revised Regional Planning Guidance for the East Midlands (RPG8) (April 2003) includes Policy 3 "Promoting Better Design" which requires local authorities, regional bodies, utility providers and developers to work together to ensure high standards of design and construction including "design which helps to reduce crime, supports community safety and vitality, and benefits the quality of life of local people".

Policy GS5 of the Adopted Northamptonshire County Structure Plan (March 2001) calls for measures for planning out crime. This supplementary planning guidance (SPG) enhances that policy. It must be treated as a material consideration in the determination of planning applications in the county, thereby ensuring that crime and disorder implications are considered at an early stage of the planning process. The SPG also endorses the Police 'Secured By Design' (SBD) initiative, including Secured Car Parks, which is supported by the Association of Chief Police Officers (ACPO) and backed by the Home Office Crime Reduction Unit. SBD embraces the idea that good design and physical security plays a vital role in the creation of safe and attractive places to live and work. Developers are encouraged to apply for Secured by Design and Secured Car Park Awards.

2.3   The Value of Good Design

The Commission for Architecture and the Built Environment (CABE) and the former Department of the Environment Transport and the Regions (DETR) jointly commissioned research on 'The Value of Urban Design' which was published in February 2001. This suggests good design adds social and environmental value. Creating a better-connected environment that is inclusive and accessible will enhance the sense of safety and security within a development and out to surrounding areas. It brings together once inaccessible areas back into public use. Good design can also provide economic value by creating a high quality built environment that can attract further investment, producing competitive advantages and raising prestige, potentially producing higher returns on investment, and reducing management costs.

- Good design delivers a better quality environment in our towns and villages that is beneficial to the well being and enjoyment of all users.

2.4   Sense of Place

A contributory factor to improving safety is to create and sustain a sense of place, where it enables people to identify with their surroundings or locality. This can be achieved through appropriate layout, high quality architecture and landscape design. Places need to have a sense of belonging, helping to reclaim public places back for society to enjoy. Once it is lost it is difficult to regain control.

2.5   Environmental Factors and Crime

"People act and behave differently in different settings. This implies that the built environment provides cues for behaviour and that the environment can therefore, be seen as a form of non-verbal communication." Rapoport (1977)

The relationship of the physical environment and its influences on the levels of crime, anti-social behaviour and fear of crime are well documented and a number of sources for further reading are included in section 14. It is widely accepted that the environment does influence human behaviour and perception. People generally feel safer on active streets and in places with natural or other surveillance. A poor environment (graffiti, vandalism and disrepair) signals neglect and lack of control and can enhance a sense of vulnerability.

This supplementary planning guidance (SPG) provides guidance on how planning and design of the environment and built form can influence crime and disorder, and the security and safety of people and property.

2.6   SPG Implementation, Monitoring and Review

To support the implementation of the SPG, a countywide protocol for liaison between the local planning authorities (LPAs) and Northamptonshire Police Architectual Liaison Officers (ALOs) has been developed. The Protocol will also assist with arrangements for monitoring the use of the SPG, including the proportion of planning decisions positively informed by crime and disorder issues as a material consideration, and the monitoring of planning appeal decisions where crime and disorder implications are a key factor. Monitoring information will inform a timely assessment of the SPG and the guidance will be reviewed in due course as necessary.

It is very difficult to measure the **sole** impact of planning and design on actual crime incidence given the complexity of factors that motivate crime and disorder, not least social aspects. However research shows that designing for community safety can reduce the opportunity for a criminal to find a target and can create an environment in which people feel more secure.

Today's science on planning out crime has evolved over several decades and will continue to be a focus of research and interest as society and future communities develop.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

3.0   Attributes of a Safer Environment

3.1   Achieving Design for Community Safety

3.2   Attributes of Safe, Sustainable Places

3.0 Attributes of a Safer Environment

3.1 Achieving Design for Community Safety

Planning out crime and designing in community safety should be a core principle in planning any new development.

Individual planning applications are assessed on their own merits and in some cases circumstances may make the principles of planning and designing out crime more difficult to achieve e.g. due to site constraints. Decisions need to be made in the round to reach a considered and informed view in accordance with national and local planning policy, balancing design solutions for community safety with other planning objectives. Special circumstances in designated Conservation Areas and where development affects Listed Buildings will also need to be taken into account.

Nonetheless, planning and design for the safety and security of people and properties should be realised and optimised as a core element of sustainable communities.

- Local authorities in Northamptonshire will seek contributions from developers for measures to reduce crime and fear of crime e.g. through S.106 agreements, as necessary.

3.2 Attributes of Safe, Sustainable Places

More emphasis needs to be placed on design and on the need to encourage higher standards. The Government is soon to issue national guidance on the planning system and crime prevention through a review of Planning Policy Guidance note 1 (PPG1) and the publication of a national good practice guide. This is likely to be based upon the following attributes:

- Access and Movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security
- Structure: places that are structured so that different uses do not cause conflict
- Surveillance: places where all publicly accessible spaces are overlooked
- Ownership: places that promote a sense of ownership, respect, territorial responsibility and community
- Physical Protection: places that include necessary, well-designed security features
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
- Management and Maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future

In the following chapters, this SPG recognises key areas where good design principles can impact on the safety and security of people and places. It is expected to complement the forthcoming national guidance and the anticipated attributes for safe, sustainable places.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

4.0 Context

4.1 Crime Context

4.2 Local Context

4.3 Key Considerations

4.0 Context

4.1   Crime Context

The level of crime within our communities is an issue of concern for all people in Northamptonshire, whether we live in urban or more rural locations. The same types of crime occur although the frequency and extent will vary according to location. Unsurprisingly, crime hot spots are concentrated in our towns which reflects the concentration in population, and physical targets for crime. Although rural areas experience far less crime overall, it is no less important.

Crime in rural areas is often committed by people from outside the community. Local people need to be more aware of their surroundings and the activity within it. It is particularly important for rural communities to work in partnership with parish councils and the police to take additional responsibility to help reduce crime. The built environment can be made less inviting for criminals through design and security measures. Although crimes such as burglary and vehicle crime occur in both urban and rural areas, rural locations also provide different types of targets such as farms. Police resources and response times will differ between urban and rural areas and can be a factor influencing peoples perception of safety.

Planning and design solutions to reduce crime and disorder and fear of crime need to be considered on a case by case basis - there is no single solution to fit all and each case will vary. Advice on the crime context provided by Northamptonshire Police e.g. the type and level of crime experienced in the wider locality, is a vital element to inform the planning process and identifying appropriate design solutions.

4.2   Local Context

A well conceived development proposal responds to its wider context - the built and natural environment around it, movement, use, character etc. Some past examples have shown little or no recognition of context creating isolated and inward looking developments that contribute little to the safety and security of people and properties. Understanding context, including the crime context, is vital to the success of a development proposal. Analysing contextual issues informs the designer of key concerns that will not only impact on the safety and security of a new scheme but also impacts on the surrounding area.

4.3   Key Considerations

Identifying evidence of vandalism, potential and actual criminal activity caused by poor design solutions, and taking into account the following considerations, will help to inform and assist subsequent design decisions that will positively impact on crime, fear of crime and antisocial behaviour. Local Planning Authorities (LPA's) in Northamptonshire will seek advice from Police Architectural Liaison Officers (ALOs) on crime context matters to inform planning decisions. A countywide Protocol agreed between LPAs and Northamptonshire Police will establish criteria for the provision of advice in this regard.

Key considerations include:

1.   Analyse existing and incorporate new patterns of movement for walking, cycling, private and public transport modes that increase activity in public areas.

"People feel safer where there is activity"

2.   Assess ways to optimise natural surveillance of properties, streets and public spaces.

"People feel safer when they can be seen by drivers, residents and other users"

3.   Assess how accessible community facilities and local amenities are for existing and new users.

"Having accessible local facilities will encourage greater use and will build a greater sense of community"

4.   Assess topography, landscape and ecology that may challenge the application of the principles for community safety.

"Developments that respond to natural features and work with the land often create innovative designs that are more robust."

5.   Select a mix of land uses that are compatible with other surrounding land uses.

"Variety of uses can encourage greater activity in buildings and public spaces over longer periods of time increasing passive and active observation of these places."

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

5.0   Layout

5.0 Layout

Layouts deal with the arrangement of streets, buildings, and public and private spaces. The way development layouts are designed impacts on the way places function and their sense of place. Their design affects levels of activity, movement and surveillance in a positive or negative way which ultimately impacts on the safety and security of places. The following section discusses these issues starting with streets and public spaces.

5.1   Better Connected Network of Streets and Public Spaces

Local authorities in Northamptonshire are committed to making our communities safer as well as easier and more enjoyable to move around. Good design principles should be employed to ensure streets, footpaths and cycleways are safer. Well-designed streets encourage people to use them and make going outside a pleasurable and safe experience. The design of streets needs to be tailored to the particular needs and use of the place and its physical and social context.

A well connected network of streets contributes to personal safety and security of property by encouraging genuine pedestrian activity which helps to provide natural surveillance and a degree of self-policing. The degree of connectivity in a new development is often the key to its success. It is important to get the balance right. Areas that are well connected to other areas increase the opportunity and choice of genuine users to socially interact, which assists in the development of neighbourhood identity and affinity.

Streets and spaces should be well connected, well overlooked and busy.
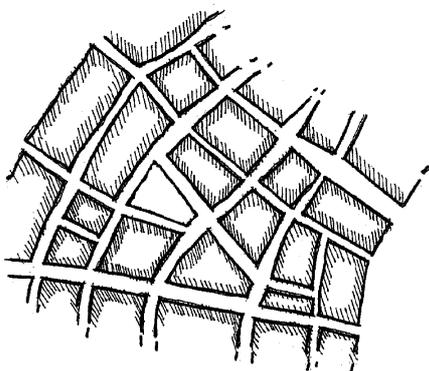

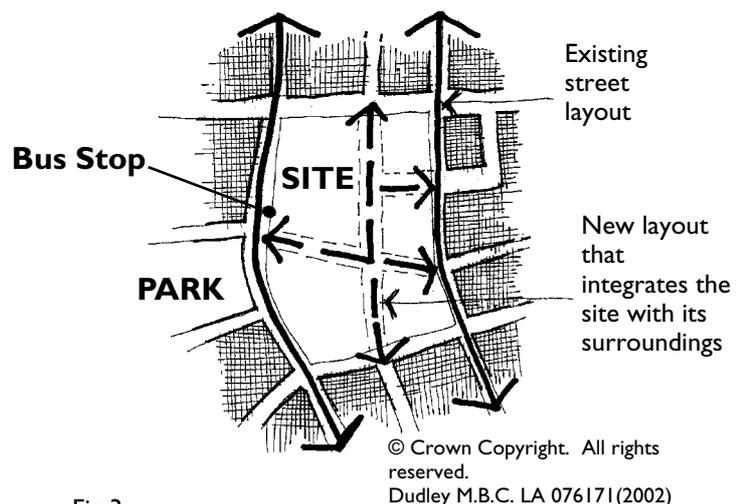Fig 2.
Well connected street layout.

Existing street layout

New layout that integrates the site with its surroundings

Fig 3.
Development proposals should increase connectivity within a site or the surrounding area.

SPG Key Principles

- Design well connected street layouts to increase opportunities for interaction.
- Avoid street layouts that increase segregation of sites and large areas.
- Design in measures for pedestrian and cyclist needs as a fundamental element of designing street layouts, as appropriate to the type and purpose of the street.
- Design street layouts to provide for the needs of people of all abilities.
- In residential areas, the design of street layouts should encourage lower traffic speeds conducive to a safer environment for pedestrians and cyclists.

5.2 Cul-de-sac Design

Cul-de-sac

Mutal surveillance of street and other properties

Straight line to street

Fig 4.
Plan of cul-de-sac design that increases segregation and reduces interaction of communities and surroundings.
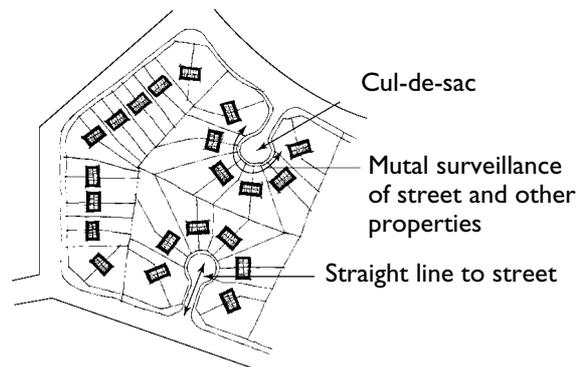
Fig 5.
Good Cul-de-sac design.

Cul-de-sac design should only be adopted where topographical, natural landscape or historical elements make it undesirable to make through connections.

SPG Key Principles

- Cul-de-sac design should be simple, short, and linear form so that good mutual surveillance from other homes is easy, preferably with sight lines from nearby streets.
- Cul-de-sac design should not encourage long routes that increases segregation and an over reliance on the car, even for small trips.
- Pedestrian only connections between cul-de-sacs should not be provided unless outweighed by other considerations e.g. the route provides an essential pedestrian link to local facilities and services.
- Where pedestrian only connections between cul-de-sacs are unavoidable, they should be direct, well lit and well observed.

5.3   Pedestrian Underpasses

Pedestrian underpasses beneath roads can be an intimidating environment and a magnet for crime, disorder or misuse such as graffiti, drug dealing, and vagrancy. Activity is not easily observed which may heighten a genuine users fear of crime whether a threat is real or not.

SPG Key Principles

• Underpasses should be avoided wherever possible, with controlled surface or bridged pedestrian crossings being used as an alternative.

Where a surface or bridged pedestrian crossing solution is not possible, underpasses need to be designed so that:

• The entrance and exit points can be observed clearly.
• They are well lit and that lighting is enclosed in vandal proof housing.
• They provide a straight and direct route to enable surveillance from either end. Where corners are unavoidable, install shatterproof mirrors so users can see what is around the bend.
• Provide CCTV systems that are capable of surveying both ends and if possible inside the underpass.

Before

After

Fig 6: Surface crossing with traffic calming provides design solution to replace underpass.
Source: Northamptonshire Police.

5.4   Existing Essential Footpaths and Networks

Acknowledgement of existing well used and essential footpaths and public rights of way will help to maintain direct access for existing residents and users.

SPG Key Principles

*   Existing safe and well used pedestrian routes need to be preserved and designed into layouts at an early stage.
*   New development should enhance surveillance of existing preserved pedestrian routes.

Infill of new development that increases surveillance of streets and existing paths.

Existing layout with vacant land

BEFORE

AFTER

Vunerable rear gardens

Exisitng path to be incorporated into new layout

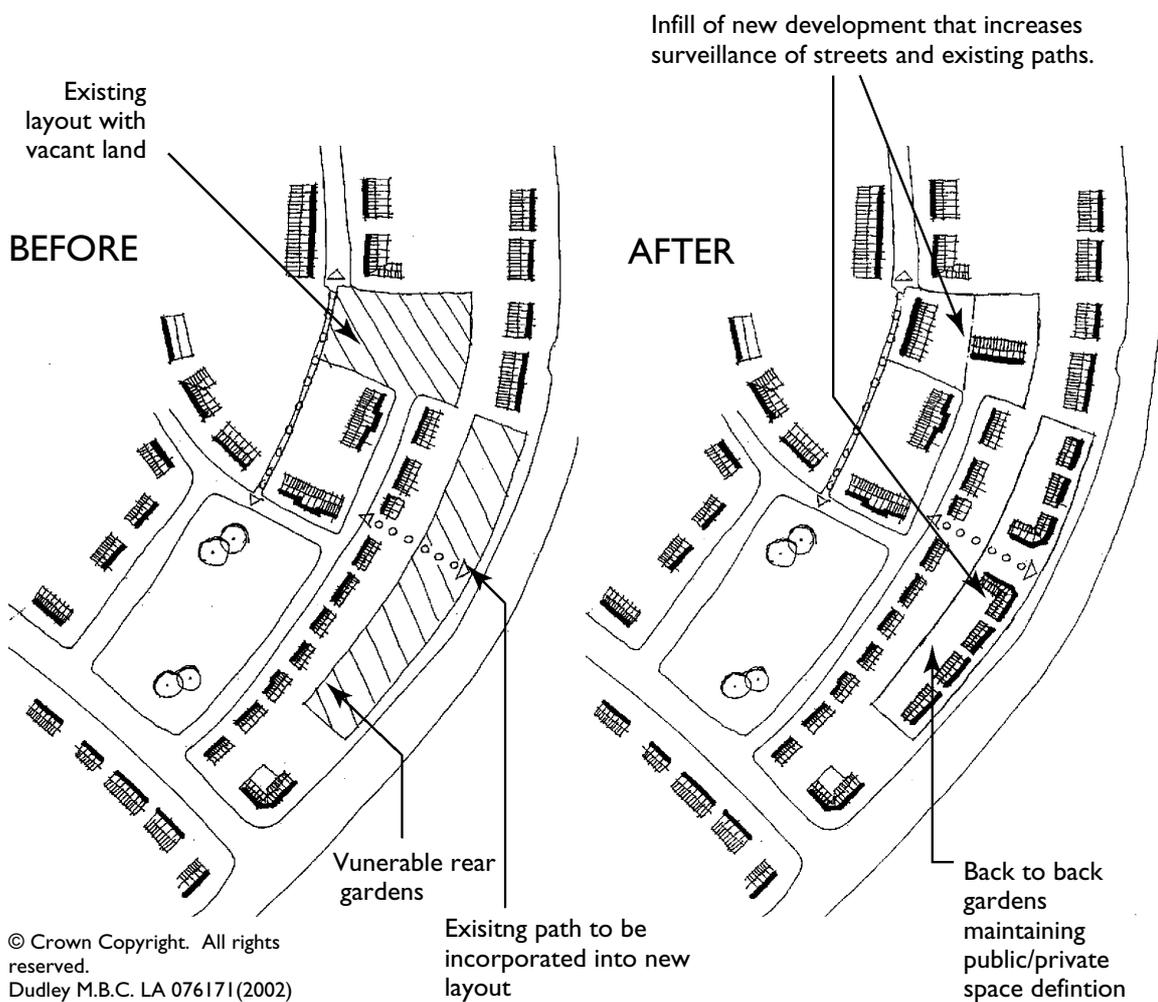Back to back gardens maintaining public/private space defintion

Fig 7: Example showing the before and after layout of development respecting existing pedestrian routes, providing surveillance of street and defining public and private space.

5.5 Public Rights of Way

The design of new public rights of way or improvements to existing ways should be consistent with the principles set out in this document. Developers should identify and discuss with the relevant Council the existence of any public right of way before the submission of any design work. The granting of planning permission does not give a developer the right to obstruct, divert or extinguish a public right of way. Further information about public rights of way is available from Northamptonshire County Council in "Public Rights of Way in Northamptonshire - A Step by Step Guide for Developers" (March 2003).

The Countryside and Rights of Way Act 2000, enables the closure or diversion of public rights of way in Designated Areas under certain circumstances to reduce crime. There are currently no high crime designated areas in this context in Northamptonshire.

When considering closure or diversion of footpaths or bridleways, local authorities will be mindful of the advice of national and local policy to encourage walking, in line with national Planning Policy Guidance on Transport (PPG13) and Policy T8 of the Adopted County Structure Plan (March 2001). Closure of existing footpaths or bridleways should only be made as a last resort. Alternative and retrospective design and management solutions to reduce crime and fear of crime, drawing on advice in this SPG, should always be given due consideration in the first instance, particularly for key routes.

5.6   Walking and Cycling Access

Public footpaths, bridleways and cycleways, including canal towpaths, provide an important part of the communications network in both urban and rural settings. They also provide an essential local and strategic recreational facility. Poorly designed and sited paths and cycleways discourage use and provide greater opportunity for criminal activity.

In providing for walking and cycling, it is important to reach the right balance in permeability and this will need to be considered on a case by case basis. Too many footpaths and/or cycleway routes within an area can diminish the feeling of sense of place, make it difficult to establish defensible space, and provide a choice of escape routes for criminals. Excessive permeability is apparent in some estates in Northamptonshire, particularly those built in the 1960's and 1970's. Several local authorities are now working with local communities and other partners to redesign these estates to make criminal behaviour more difficult.

Applicants should seek advice from the local planning authority at an early stage on provision for walking and cycling to ensure links adequately serve local access needs and consider the local crime context.

Provision of clear, well signed and integrated walking and cycling routes, which link into other movement modes and to local services, will assist in increasing personal safety and security of property by natural surveillance. Busy movement routes provide informal control by society and a heightened sense of safety.
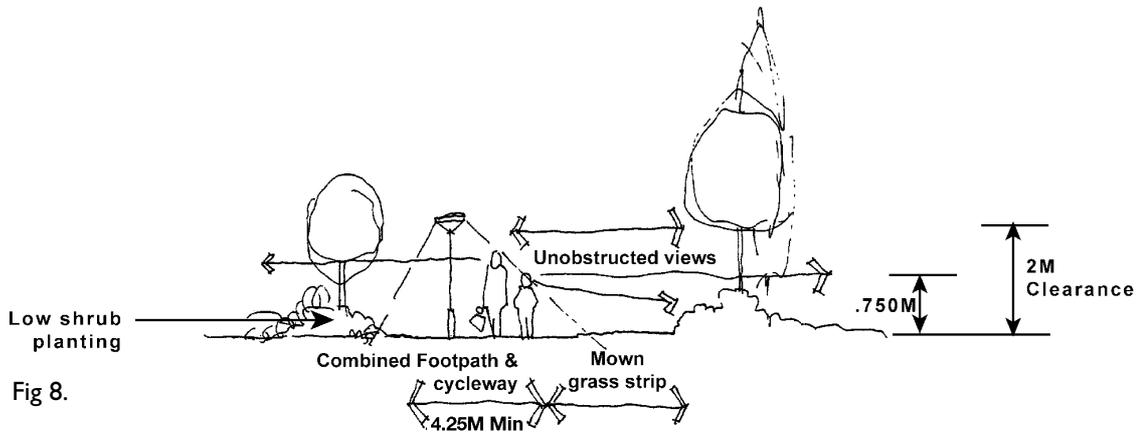

Fig 8.

SPG Key Principles

- Walking and cycle routes, including canal towpaths and bridleways, should be part of a clear, connected network of streets and essential footpaths.
- Take account of the crime context when considering the location and design of public footpaths and cycle ways.
- Ensure an appropriate balance in the permeability to meet local need and reflect the crime context.
- Where appropriate, public footpaths should be complemented by parallel cycle ways.
- Provide for good visibility along foot paths and cycle ways.
- As far as possible, design direct routes to complement desire lines.
- Avoid doglegs and blind spots.
- Provide generous width of footpaths (as appropriate to site context).
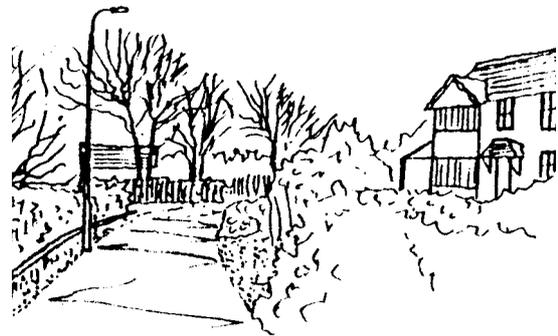

Fig 9: Pedestrian and cycle routes should be overlooked and well lit. (Urban Design Quarterly, Issue 65, January 1998, p.28, article by R. Kempley)
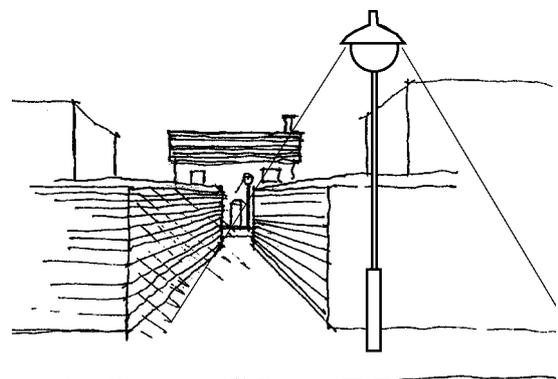

Fig 10: Existing routes should be well lit. New development opportunities should orientate itself to provide surveillance of an existing public foot path.

SPG Key Principles

- Avoid planting of trees/bushes within 3 metres either side of a footpath. Where this is not possible, ensure that vegetation is well maintained to reduce hiding places.
- Use bollards or gateway features to restrict access by motorcycles and other unauthorised vehicles, where appropriate(without compromising service access).
- Consider disabled access needs, including the needs of people with impaired vision, when designing and positioning bollards and gateway features.
- Ensure all essential and strategic routes are well lit and clearly sign posted.
- Ensure natural surveillance from neighbouring properties.
- Avoid locating new footpaths and cycle ways along the back of properties where surveillance is more limited and boundaries may be more vulnerable.
- Provide gateway features at entrances that establish clear routes and also provide visual markers and a sense of identity.
- Choose surfacing materials carefully for footpaths in respect of site conditions and surrounding contextual issues to ensure that vandalism and antisocial behaviour is not encouraged.

Fig 11: Where appropriate, use gateway features to restrict access by motorcyles. Source: Northamptonshire Police.
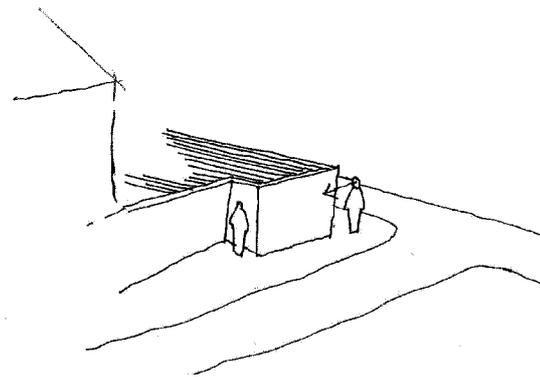
Fig 12: Design out blind spots and entrapment spaces.

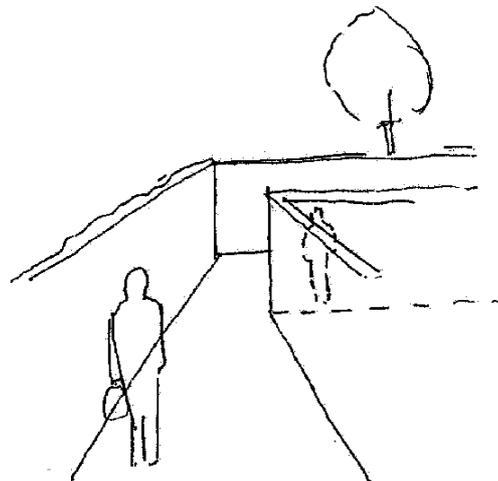

Fig 13: Avoid designing dogleg routes that attract criminal activity and are generally used less by the public.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

6.0 Arrangements between Buildings, Streets and Gardens

6.1	Defining Public, Private and Communal Space
6.2	Rear Garden Access
6.3	Sense of Ownership
6.4	Boundary Treatments

6.0 Arrangements between Buildings, Streets and Gardens

This section deals with the layout and inter-relationships with buildings, streets and gardens. The structure of the built and natural environment is fundamental to ensuring the safety and security of any area. The best environments demonstrate clearly defined public, private and communal spaces.

6.1   Defining Public, Private and Communal Space

All buildings should be arranged to create a clear distinction between areas that are public and areas that are private or communal.
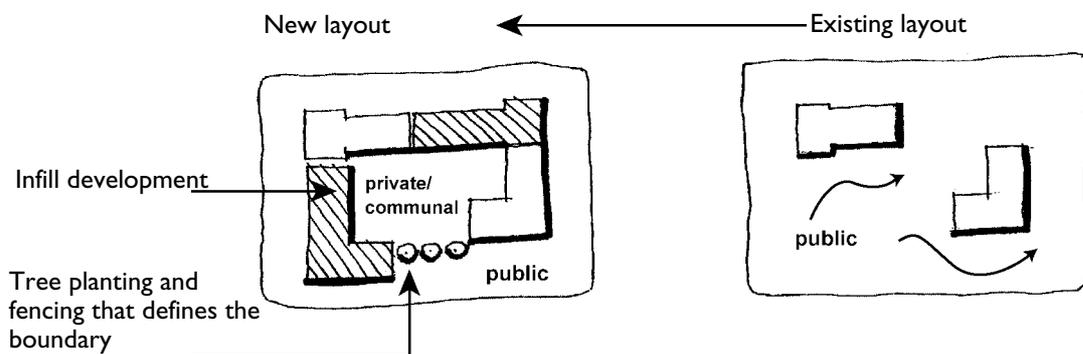
Fig 14.
Existing layout has no definition between public/private space. New layout with infill development clearly defines what is private space and public space.
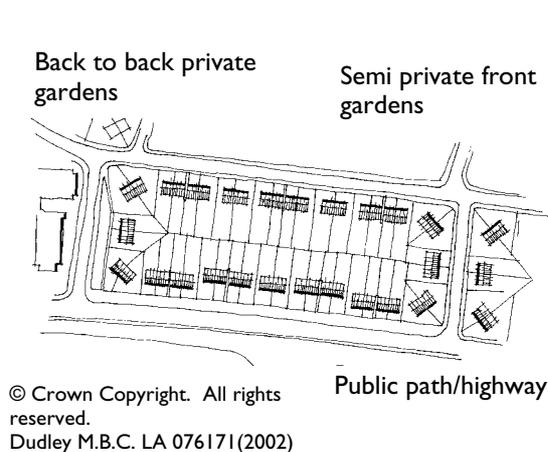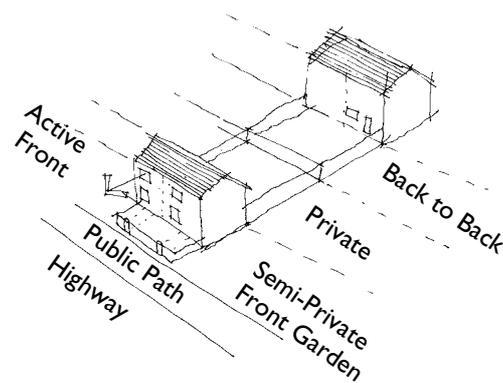
Fig 15: Block Definition.   Fig 16. Public / private definition.

Key SPG Principles

•   Where possible, seek to design defined development blocks that enclose (internally) essentially private activity whilst providing a clear interactive frontage to public routes.

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- Backyards, rear gardens or inner courtyards that are private or communally shared are best enclosed by the backs of buildings.
- The type and height of boundary materials and planting used to define space should be in-keeping with the character of the local area and take account of the crime context.

Private space and gardens which back onto railway lines, footpaths and open space may be particularly vulnerable to criminal breach. Boundary treatment will need to be carefully considered in relation to the character, setting and traditions of the local area, and in relation to the local crime context. Softer boundary measures, including planting, will usually be more appropriate in rural areas.

SPG Key Principles

- Use 1.8m high railings, walls or fencing in combination with thorny landscaping to enhance security of vulnerable gardens and private space, particularly those which back onto railway lines and footpaths and if necessary to open countryside.
- Use trellis as an additional deterrent, which is likely to collapse when climbed and thereby make a noise.

6.2   Rear Garden Access

SPG Key Principles

- Rear gardens should be strongly private territory, as should access, servicing and private vehicular parking arrangements.
- Avoid the creation of back alleys. Where these provide the only practical solution, measures such as security gates and appropriate lighting must be incorporated.

rear private gardens

Properties
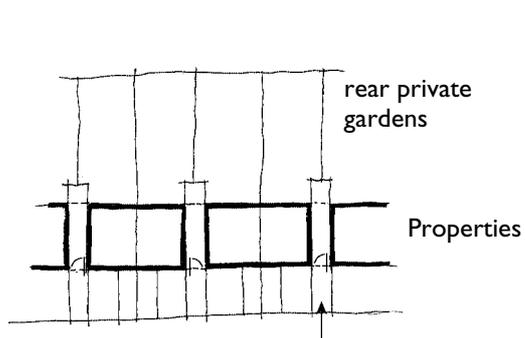
Tunnel back entrances to rear gardens. Ensure lockable gate on communal entrances.

Fig 17: Plan of tunnel back housing.

New development opportunity that can provide surveillance of vunerable boundaries

existing vunerable rear garden access should have lockable gate
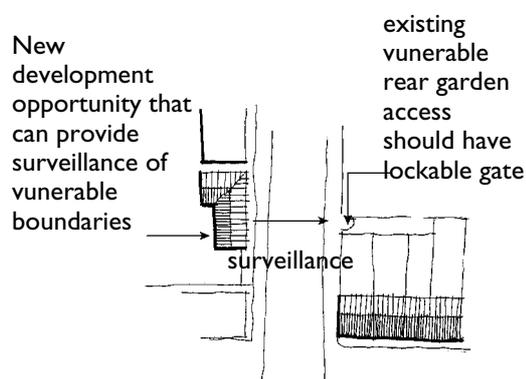
surveillance

Fig 18: Surveillance of vunerable rear garden access.

- Where possible, rear gardens should not back onto side roads, service roads or footpaths.

Vunerable rear gardens backing on to a service road
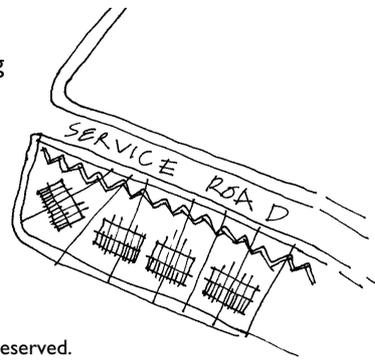
Fig 19: Vunerable rear gardens.

6.3   Sense of Ownership

Creating a sense of ownership by providing opportunities to clearly delineate between private and public space gives people the opportunity to personalise spaces that they control whilst projecting an image of a well-kept and loved environment. This implies a more private domain where space is respected more. Areas to the front of properties are semi private by being visually and physically accessible to passing public but still can project a more private situation. New developments need to make provision for personalisation of private space. In some instances, existing developments may benefit from allocating small areas of public space back to private or communal ownership (subject to appropriate safeguards to protect space from inappropriate development).

6.4   Boundary Treatments

Treatment of enclosures must convey a positive image through the use of quality materials and good design. It must also provide for adequate security without compromising the security of neighbouring property. Hostile and defensive measures are capable of affecting the wider perception of an area and could influence future investment.

Fig 20: Community designed fencing conveys positive image.
Source: Northamptonshire Police

Fig 21: Boundary treatment provides privacy and security of properties as well as providing unobscured views.

28
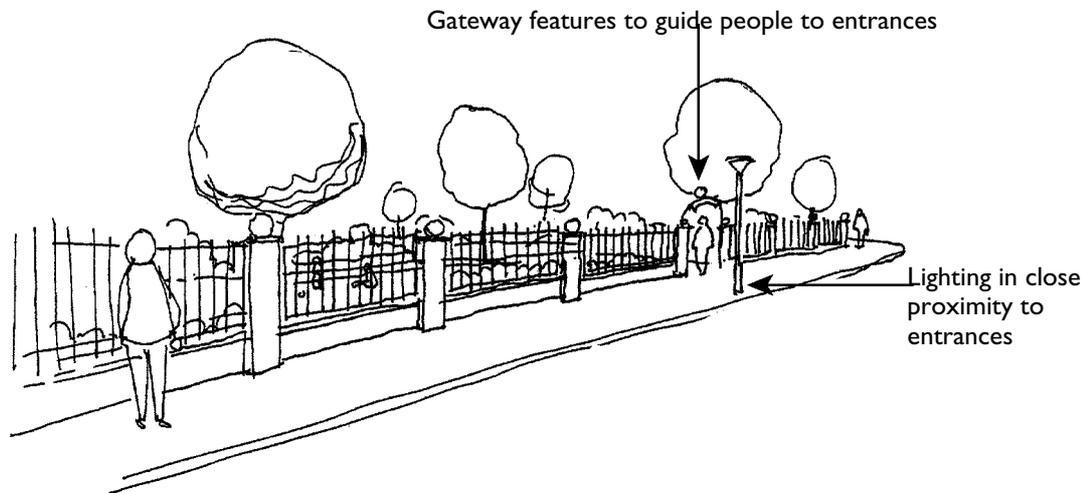
Fig 22: Boundary treatments to public spaces increase surveillance and reflects a high standard of design and materials.

SPG Key Principles

• Boundary treatment should be appropriate to the crime context and respect the character of the local environment.

• Allow for more transparency of enclosures to ensure views into and out of the site.

• Boundaries should not hinder surveillance of the street and public places.

• Boundaries should not impair visibility on the highway, particularly at road junctions or any signage on the road network.

• Good quality, attractive boundary treatment and well-defined or gated entrances should give the impression of a safer and more private situation, increasing the potential for criminals to feel more vulnerable.

• The use of negative design measures such as razor and barbed wire and cacti anti-scaling devices should be minimised.

Fig 23: Razor barbed wire gives negative image.
Source: Northamptonshire Police
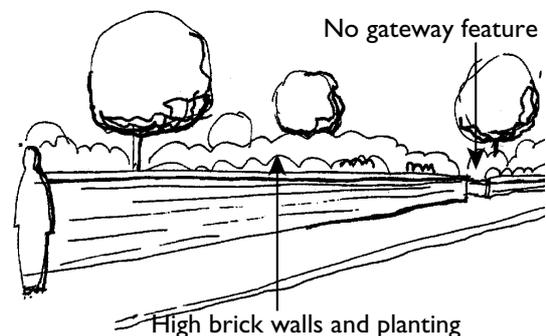
Fig 24: High boundary walls and planting with no gateway features obstructs views to and from a public space.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

7.0   Natural Surveillance and Residential Areas

7.1   Natural Surveillance
7.2   Residential Areas
7.3   Secured By Design
7.4   Street Frontage

7.0 Natural Surveillance and Residential Areas

7.1 Natural Surveillance

Safety of the street and security of dwellings can be improved by providing surveillance opportunities both to and from the street. Research suggests that movement through streets could cut crime where there is strong natural surveillance from nearby dwellings (PSLG, March 1999, p8). The former Department of Environment Transport and the Regions (DETR), Good Practice Companion Guide to Design Bulletin 32 'Places, Streets and Movement', (1998), states that well-used or overlooked streets and spaces make the criminal feel uncomfortable and exposed.

7.2 Residential Areas

The design of new housing layouts, large or small, can play a major part in preventing crime and reducing the fear of crime by increasing natural surveillance and activity. Community spirit is increased through regular sightings of neighbours, family members and individuals. This principle is not only relevant to residential areas but is a general principle beneficial in all areas of development. The Companion

Fig 25.
Traditional terrace properties with entrance and windows providing surveillance of the street.

Guide to PPG3: "By Design - Better Places to Live" (September 2001) provides detailed good practice advice on the design and layout of residential areas, including measures to mitigate crime.

Designing out crime and designing in community safety should be a core principle in the planning of new residential areas. This includes introducing design features that enable natural surveillance (without compromising privacy). New housing development should be designed to maintain high standards of physical security of property and to support community safety within the development as a whole. New development should not have an adverse effect on crime and disorder in adjoining existing developments.

7.3   Secured By Design

Developers of new and refurbished housing developments, including private house builders and housing associations, should apply for the "Secured By Design" award accredited by Northamptonshire Police. Secured By Design (SBD) recognises good surveillance as a key principle in mitigating crime, disorder and fear of crime.

SBD is a minimum standard for safety and security and adds value to the advice provided in this SPG. It also requires additional measures for the security of property e.g. the provision of doors, windows and locks which meet certain British Standards. In essence, SBD aims to achieve a good overall standard of security for the building shell and, in order to deter criminal and anti-social behaviour within the curtilage or grounds of an estate, to introduce appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

Further advice on SBD and how to apply can be obtained from Northamptonshire Police.

7.4   Street Frontage

Buildings in urban and rural areas should provide visual recognition of the street whilst creating sufficient defensible space, in keeping with the character of the local area.

SPG Key Principles

- Design housing to maintain high standards of physical security of property.
- Design for community safety across the development as a whole, without compromising adjacent areas.
- Position main entrances of dwellings to face onto the street or public space.
- Locate entrances so that they can be visually observed.
- Dwellings should have at least one habitable room (not a bedroom), fronting the street. This enables residents to see visitors and tradesmen and control access to their properties.
- Ensure maximum surveillance throughout the day by providing a mix of house types on proposed sites that cater for starter homes, single person, family and retired people.
- Design windows to ensure maximum surveillance of the street.
- Ensure design solutions for corner sites that maintain natural surveillance e.g. design in corner windows.
- Design out blank facades which create a lifeless environment, reduce opportunities for surveillance and provide a magnet for graffiti.
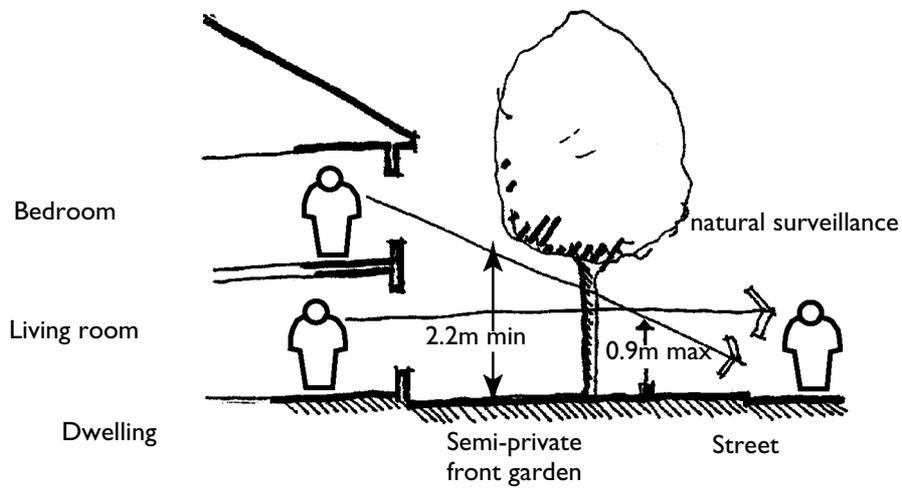
Fig 26: Habitable rooms such as living rooms positioned on the front of a dwelling will maximise surveillance of the street.
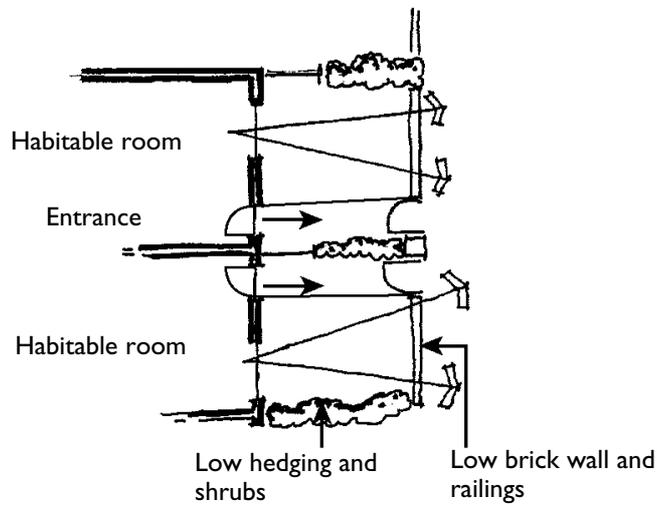
Fig 27: Boundary treatments and landscaping should not obstruct views to the street but provide sufficient privacy.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

8.0   Landscape Design

8.1   Safer Landscape Design Solutions

8.2   Maintenance and Resources

8.3   Natural Features

8.4   Key Considerations

8.5   Public Communal Areas

8.6   Play Areas

8.0 Landscape Design

The built and natural environment needs to be designed together to ensure that landscape has an enduring quality and is not a last minute addition to a scheme. Landscape design should be considered at the beginning of the project. Advice on suitable species for planting can be provided on request by the local planning authority.

8.1 Safer Landscape Design Solutions

Poor landscape design proposals can compromise the safety and security of people and properties. Hiding places can be created and visibility significantly reduced if trees and shrubs are poorly positioned, and species inappropriately chosen and maintained. This may increase the opportunity for crime and increase a person's sense of vulnerability, which ultimately will impact on the level of use a place or route gets. Poorly maintained environments demonstrate neglect and a lack of control or responsible ownership. This can also increase fear of crime. A neglected environment can act as a catalyst for vandalism and anti-social behaviour. For example, the appearance of graffiti, if not removed, will normally attract more of the same.

Overgrown shrubs obscuring views
Potential hiding/entrapment spaces
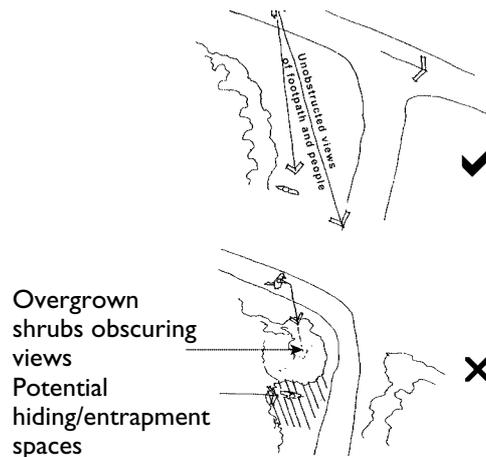
Fig 28:
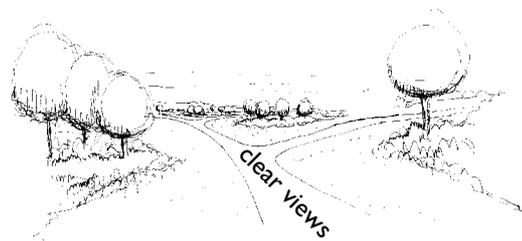
Fig 29: Illustrates the need to ensure clear sight lines and reduce overgrown vegetation close to public footpaths and cycle ways.

8.2   Maintenance and Resources

Where landscape proposals are close to buildings, public routes and access points to public spaces, a strong maintenance regime is required. Landscape schemes are more successful when there is a suitable budget allocated to the proposal e.g. securing commuted sums through S106 agreements or agreed local maintenance programmes.

• Local authorities in Northamptonshire will ensure that legally binding agreements are put in place to secure proper maintenance of landscaped areas.

Subject to the availability of resources, Town and Parish Councils can make a valuable contribution to maintenance through their powers to maintain footpaths and bridleways, roadside planting and verge maintenance, and maintenance of the town or village green for example. Where appropriate, secured commuted sums can also be devolved to Town and Parish Councils for them to manage and ensure delivery of maintenance agreements.

8.3   Natural Features

Natural features and their ecology are important as they provide shelter, support and sustain wildlife. Natural vegetation also absorbs pollutants that keep the air we breathe cleaner. Mature natural features give a sense of distinction and continuity with their surroundings. Existing trees and vegetation provide an immediate impact to a new development and are effective in defining spaces. The appropriate use of native and ornamental species of vegetation can also positively enhance the environment of a development.

•   In all situations, development proposals should seek to retain and incorporate existing trees, hedges and appropriate vegetation.
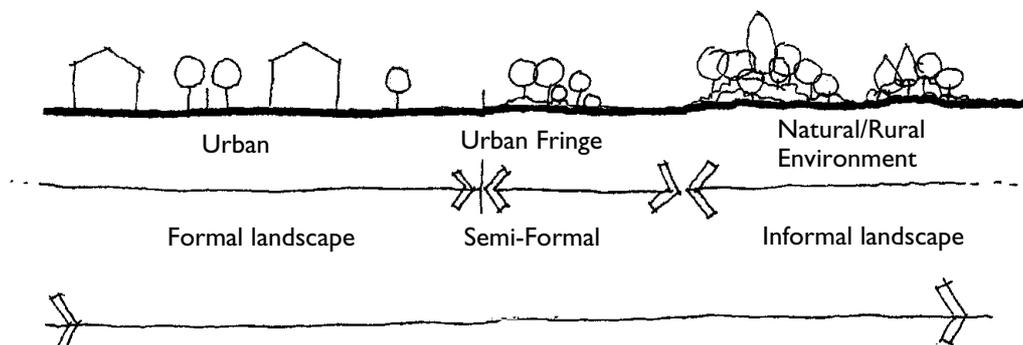
Fig 30: Landscape needs to be formal in urban areas and allowed to remain naturalistic in more rural environments.

8.4   Key Considerations

Landscape design plays an important role in creating an attractive environment that reinforces identity and enjoyment of a place. It too can provide a safe, comfortable external environment for all to enjoy. Landscape schemes need to consider the following criteria for external spaces to ensure better security.

SPG Key Principles

- Improve access through natural areas.
- Design out overgrown shrubs and other thick barriers that are in close proximity to public footpaths.
- Ensure the correct use and choice of planting that takes into consideration growth rates, heights and spread.
- Provide entrances and exits into safe high activity areas.
- Minimise hiding and entrapment spots.
- Grade vegetation at woodland/park edges.
- Provide clear sight lines for long distances.
- Ensure landscaping will not obscure lighting, closed circuit television (CCTV), signage, windows and entrances.

Fig 31: Trees with no foliage below 2m maintaining visibility. (External works,11th Edition p.485)

- Plant thorny or spiny shrub species in front of vulnerable boundaries and buildings to help reduce graffiti and unlawful access to properties.
- Choose thorny or spiny plants carefully to avoid entrapment of litter or the creation of a public hazard alongside public thoroughfares.
- Ensure that trees in public areas such as streets, parks and open spaces do not have any foliage below 2 metres in order to maintain clear views.
- Ensure trees are not planted in places where they may become climbing aids into property.

Fig 32: Tree as potential climbing aid.

Fig 33: Landscaping should not obscure visual markers and signposts. Source: Northampton Borough Council

8.5 Public Communal Areas

Communal areas should have a variety of uses for all age groups. Public communal areas are seen as essential communication tools. When placed correctly, these can play an important part in reducing the incidence of crime by providing a valuable community facility and by helping to increase the presence of individuals in recreational spaces. If placed in poor locations where surveillance levels are reduced they can potentially generate crime, fear of crime and antisocial behaviour.

BEFORE   **AFTER**

Natural area

Desire lines Unofficial paths created by people taking more direct routes

Clear views along footpaths, well maintained vegetation

Residential development facing open space

More formal open space with overgrown shrubs

Creates choice. New routes with gateway features

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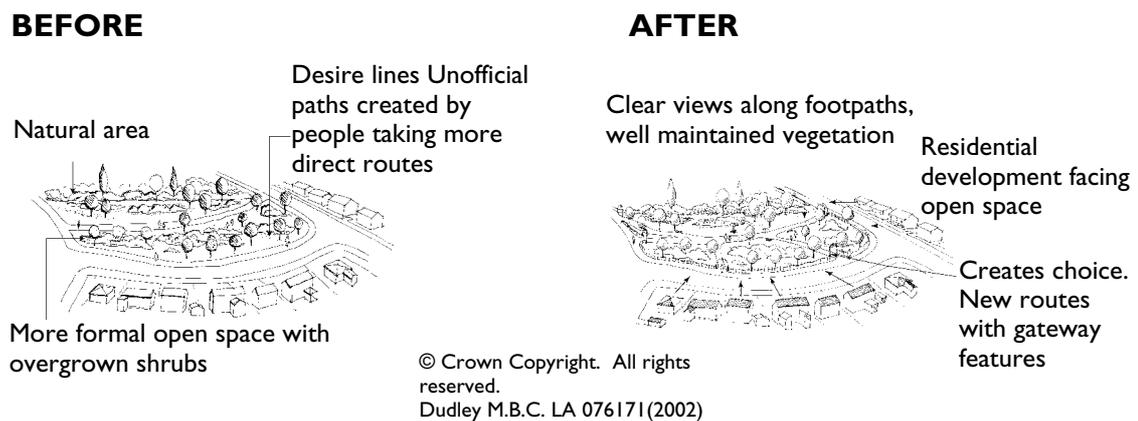
Fig 34: Indicative sketches illustrate the need to provide a more accessible, safe public space that is in close proximity to development.

SPG Key Principles

• Design communal facilities, including play areas, so that dwellings or (active) buildings nearby can provide supervision of the space.
• Provide a safe route for users to come and go which is accessible by people of all abilities.
• Clearly define boundaries between public and private space.
• Use design measures to prevent unauthorised vehicular access onto open space, including motorbikes.
• Ensure that bollards and gates, designed to prevent unauthorised vehicular access (including motorbikes/mopeds), do not pose a hazard to or restrict disabled access.
• Front parks and open spaces with development to increase observation of the space.
• Where possible, ensure that private rear boundaries do not back onto a public park or open space.

Advice on the design and types of bollards that meet disability criteria can be obtained from the local authority.

Traffic table

Gateway feature

Potential for well observed toddlers play

New tree planting to define boundary in combination with park railings

On-street parking bay to assist park viability

Flats turning corner to front both the river and park

Dwellings with habitable rooms & front doors facing the park

3/4 storey development preferably fronting a park

River or canal

Bridge link to other areas of town

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Fig 35. Indicative Layout of Public Park.

8.6 Play Areas

Play areas perform an important function for the physical and social development of children and teenagers, whether these are larger neighbourhood schemes or small local play areas. Play areas need to be designed to meet the needs of the users whether toddlers, young children or teenagers, and for children of all abilities.

Provision of appropriate facilities for teenagers should not be forgotten, such as youth shelters and skateboard parks. Bored adolescents can turn to crime and anti-social behaviour as an outlet for their energy and frustration. Teenagers need a focus for activity, a place to meet friends, and a place to be challenged.

Fig 36: Play area with secure access and good surveillance. Source: Northamptonshire Police.

Fig 37: Provide facilities for older children and young adults. Source: Northamptonshire Police.

SPG Key Principles

- Design play areas so that access can be controlled through a single or 2 entry points, as appropriate.
- Ensure that the perimeter boundary, planting, and furniture in play areas does not obscure surveillance into and from the area.
- Use railings or mesh which provides transparency to define play area boundaries rather than solid fencing or walls.
- Install ground level metal grills at the entrance to play areas to discourage dogs from entering.
- Locate seats, bins and equipment within play areas away from perimeter fences, to deter inappropriate use as a means of access into or out of the area.
- Locate play areas so that surveillance is provided by nearby dwellings, buildings, or other active areas.
- Ensure that play areas are not located so close to nearby properties to cause unacceptable noise pollution and general nuisance.
- Provide play facilities to cater for the needs of children and young adults of all ages and abilities.
- Design play areas which are accessible for pushchairs and wheelchairs.
- Provide seating for parents and carers to make supervision more comfortable.
- Install play equipment which is vandal resistant.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

9.0   Safer Town Centres and Villages

9.1   Achieving Safer Town Centres through Mixed Use
9.2   Hot Spots
9.3   Local Shopping and Service Centres
9.4   Shop Frontages in Towns and Villages
9.5   Bank and Building Society Cash Machines

9.0 Safer Town Centres and Villages

9.1 Achieving Safer Town Centres Through Mixed Use

Town centres in general are lively safe places during the day. To maintain a concentration of activity into the evening, and the natural surveillance that activity provides, town centres need to develop a mix of uses. Town centres without residents or an evening economy, when shops are shut and workers have departed, become much quieter places with limited activity as people have little purpose to visit. Vandalism, disorder and burglaries have greater opportunity to occur and with fewer people on the street, fear of crime is increased. Providing for more people to live and spend leisure time in towns and creating a pedestrian orientated environment will help to control and reduce criminal activity. Mixed use solutions can help to increase the presence of people in the streets over a longer period. Providing living accommodation over retail outlets can also contribute to the perceived security of the building.

The key to bringing back life into our towns, particularly at night is to:-

Maximise the range of uses in towns to extend the time that people are present in the streets so that people provide active and passive surveillance of places.

SPG Key Principles

- Provide a mix of uses in town centres for a range of people with different interests, incomes, family size, ages, gender and mobility.

9.2   Hot Spots

Town centres can provide a concentration for leisure and entertainment facilities such as pubs, clubs, restaurants and theatres which increase activity on the streets, particularly in the evening and weekends, and therefore enhance natural surveillance. However, these premises, as well as other uses such as fast food takeaways, will attract a gathering of people and can be "hot spots" for crime and disorder, particularly at night.

- Local planning authorities should seek the advice of Northamptonshire Police when considering applications for fast food takeaways, leisure and entertainment uses, including change of use, whether in town centres, villages, local centres or stand alone facilities.

- Planning permission for new development or change of use should take into account the local context and potential for crime and disorder, particularly when uses may lead to a rise in antisocial behaviour.

9.3 Local Shopping and Service Centres

Community shopping centres serving local areas and housing estates perform an important local function. Residents and other customers of all ages and abilities require safe access, free from the fear of crime.
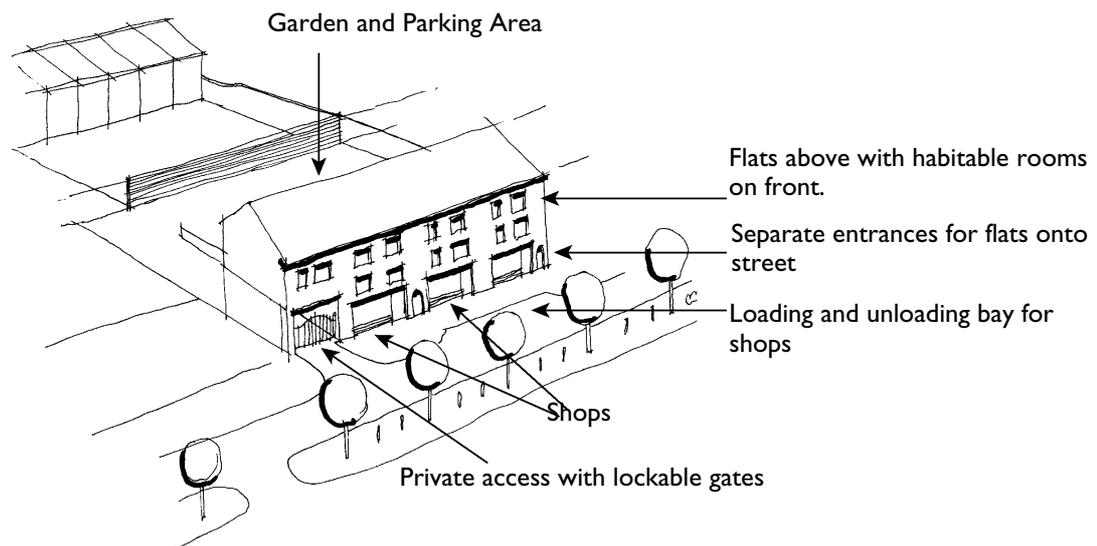
Fig 38: Mixed use building design.

SPG Key Principles

- Position entrances to ensure surveillance from neighbouring buildings, active streets, and the highway.
- Provide a mix of uses, including living accommodation above shops, to enhance surveillance and security through activity.
- Design and maintain landscaping to ensure clear views on the approaches to the centre are not obscured.
- Provide effective lighting at a human scale.
- Install CCTV where a need is demonstrated
- Cluster facilities in local shopping and service areas to concentrate activity.
- Provide secure parking for bicycles and motorbikes/mopeds in a well observed location.
- Position and cluster bus stops in close proximity to the core or entrance of the local centre, ensuring a clear view of the main entrance or frontage.

9.4   Shop Frontages in Towns and Villages

Local authorities in Northamptonshire do not support the application of solid "black out" external shutters as it leads to monotonous, unattractive frontages, which reinforces fear of crime and attracts criminal activity. It provides targets for unsightly graffiti and flyposting. It also reduces the potential for window shopping to the detriment of local trade. A number of local planning authorities in Northamptonshire have produced further guidance on shop frontages. References can be found in section 14 on "Sources of Information".

Shop frontages should provide windows of life, colour and interest in towns, villages and local centres. Their appearance can make a significant impact on the street scene, both in and out of opening hours. Shops require effective security systems but care should be taken to ensure that such measures do not create a negative and foreboding environment.

Shop frontages can be vulnerable to damage by vehicles being used unlawfully to ram raid property. Security bollards and rails can provide protection to vulnerable frontages. However, where frontages border pavements careful design and positioning is required to ensure that safe pedestrian movement and access is not impeded, particularly for people with impaired vision or other disabilities.

Fig 39: solid shutters create blank and univiting facade.
Source: Northamptonshire Police
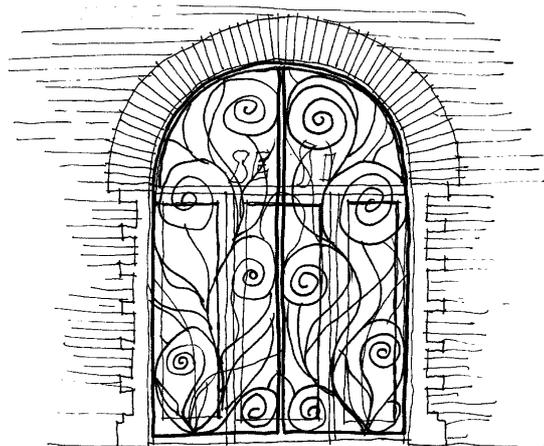
Fig 40: Shop front grilles particularly in conservation areas and listed buildings, can not only provide security but also an attractive feature (Temple Bar, Dublin)

Fig 41: Splayed entrance increasing visability.

Potential
hiding place
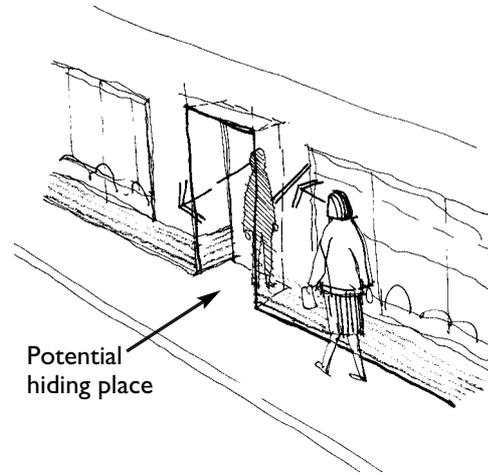
Fig 42: Shop Frontages

SPG Key Principles

•	Use internal shutter boxes with strengthened glass in all cases of new shop frontages.

•	Maintain full window-shopping views, offering the potential to enhance trade and in particular, enabling surveillance by passers-by to report any disturbances.

•	All shutters whether internal or external should be as transparent as possible, e.g. with holes or slots in metal slats, or open mesh grills.

•	Provide distinctive architectural ironwork, where appropriate. This is an attractive alternative and may be appropriate for buildings in Conservation Areas and/or areas of architectural importance.

•	Entrances and frontages should be well lit.

•	Ensure the depth of recesses at frontage shop doorways do not create potential hiding places.

•	Avoid the use of external shutter boxes. These are unsightly and can create climbing aids.

9.5 Bank and Building Society Cash Machines

Cash machines and their customers provide an obvious target for offenders. Design and security measures can reduce the opportunities for crime and fear of crime.

SPG Principles

- Site cash machines on well used routes where there is a good level of natural surveillance and lighting.
- Install cash machines so they are flush with the surrounding surface of a wall and not located in a recess.
- Use CCTV as additional security surveillance.
- Create a customer "safe zone" in front of the cash machine to reduce the likelihood of an offender obtaining a pin number e.g. a hatched or otherwise designated area intended as personal space for the customer making a transaction. This can be supplemented with signs.
- Stand alone cash machines located within other business premises, should be securely anchored to the floor or wall and positioned where they can be observed by staff or CCTV. If located in a position vulnerable to ram raiding, use security bollards as further protection.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

10.0 Industrial and Commercial Development

10.0 Industrial and Commercial Development

10.1 Industrial Estates and Business Parks

These types of developments are prone to vandalism and theft. Most industrial estates do not face the street, have vulnerable backs and poor surveillance and are often in remote locations. Most places are uninhabited after dark, making these types of development particularly vulnerable to crime.

SPG Key Principles

- Ensure plots have a secure perimeter boundary and only one entry point (front facing).
- If rear access is a necessity, ensure that it can be properly secured, particularly after hours.
- Where possible, development layout should be designed in perimeter block form, particularly for smaller office type developments, to reduce vulnerability of rear areas.
- Ensure surveillance is provided to cover entry points to premises (gateways) and the entrance to the main building.
- Ensure building entrances face the street and that frontages are active including windows with activity behind e.g. reception, offices.
- Access routes should be well lit.
- Plant thorny and spiny shrub species in front of vulnerable boundaries to deter unlawful access.
- Ensure footpaths and cycleways do not run along rear boundaries to premises.
- Ensure clear, unobstructed views into the site, particularly with regard to landscape maintenance and boundary treatment.
- Locate a portion of parking close to the main entrance.
- Provide secure holding areas for HGV's arriving on site prior to off loading to reduce prevalence of on street parking where loads are vulnerable to theft.
- Use CCTV to enhance security in HGV parking areas. Where possible, this should be real time monitored CCTV with automatic number plate recognition (ANPR).

Wherever possible, introduce a compatible land use that extends the amount of time people are present in the estate or business park. A greater mix of uses e.g. health/gym facilities for workers, that introduce a range of opening hours, seven days a week, will increase activity in the area night and day.

10.2   Farms and Farm Diversification

Farms can be an attractive target for thieves. Farmers should be encouraged to develop their farms to maintain control of their own environment. Security, design measures and good site management practice can reduce the opportunity for criminality. Good design principles and physical security measures should also be applied to farm diversification developments, including change of use of farm buildings for commercial/small business use. Local planning authorities should seek advice from Northamptonshire Police on planning applications related to farm diversification.

SPG Key Principles

- Farms and other premises in rural areas need to define the extent of their controlled property with appropriate perimeter fencing.
- Roads leading to the farm house / main buildings should be gated.
- Security lighting should be installed to enable surveillance within the main cluster of buildings.
- Secure storage areas for equipment and fuel need to be provided.
- Where re-use of an agricultural building is granted for business or residential use, ensure high standards of physical security are met through design.

Further advice on farm security and design measures can be obtained from Northamptonshire Police.

10.3   Deterring Arson

Deliberate fire starting or arson is the largest single cause of major fires in the UK and is a significant issue in Northamptonshire. In March 2003, the Government set up the "Arson Control Forum" and issued best practice guidance entitled "Working Together: How to Set Up an Arson Task Force" to tackle deliberate fire starting and to ensure communities are safer environments in which to live and work.

The occurrence of arson can be reduced and its effects controlled if consideration is given in advance to design, security and site management measures. The installation of active fire protection systems such as automatic fire detection devices and water sprinklers is encouraged as good practice (although not an enforceable planning criterion). Such systems can help to deter or extinguish a fire and significantly reduce fire damage and should be regularly inspected and maintained. Combustible or hazardous materials, and waste can attract and provide fuel for arsonists and should be secured.

SPG Key Principles

• Design in secure storage facilities or compounds to keep combustible or hazardous materials and waste out of sight and inaccessible.
• Where possible, ensure secure storage facilities are detached from the main building by at least 8 metres to avoid the risk of fire spreading.

Further advice and information on deterring arson, including good site management practice, can be obtained from your local fire officer and/or Arson Task Force Manager (contact Northamptonshire County Council Fire and Rescue Service for details).

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

11.0 Lighting and Closed Circuit Television

11.1 Lighting

11.2 Highways

11.3 Lighting Footpaths and Cyleways

11.4 Closed Circuit Television

11.0 Lighting and Closed Circuit Television

11.1   Lighting

In most cases, the provision of lighting significantly increases people's sense of security and enhances the chance of criminal detection. Good lighting design plays an important part in creating a more comfortable and attractive environment that reduces the fear of crime and enhances community safety.

Lighting design needs to be sympathetic to the environment, fit for purpose and not over done. Glare from lighting needs to be properly considered. It can have a significant environmental impact including its affect on wildlife and light pollution of the night sky. Lamps that project the glare towards the ground and reduce unnecessary light leakage beyond target areas can significantly reduce the impact of light pollution. Lighting glare can also affect CCTV images if poorly designed and placed inappropriately.

The requirements of lighting design will differ between urban and rural environments, and for different types of uses e.g. residential areas, business premises, sports, leisure and entertainment facilities, roads etc. Excessive lighting on rural roads, village streets and in other areas of the countryside is a particular concern to many rural residents. Lighting may not always be appropriate or needed, and lighting levels should always be critically assessed. Lighting design for new development must consider needs within the site itself but also the implications for movement routes providing access to the development, taking on board the local crime context.

*   Local planning authorities will seek contributions to provide or improve street lighting in connection with new development proposals and change of use, where necessary to help reduce crime and disorder and fear of crime.

New standards (BS5489) provide for the use of white light and at lower levels of intensity than for other types of lighting as white light provides stronger illumination and clarity. White light enables much better recognition of colours, facial characteristics and textures. It is also closer to daylight levels and therefore tends to make people feel more at ease and safer than alternative forms of light such as the orange glow from sodium lights. White lighting should be used in preference to all other types of lighting where possible.

11.2   Highways

Lighting design along highways must conform to certain British Standards which set out criteria on matters such as height, spacing, levels of light etc. required for different types of road. The provision of street lighting designed for motorised traffic should not deter the provision of complementary lighting designed at a human scale to meet the needs of pedestrians and cyclists, where appropriate.

11.3 Lighting Footpaths and Cycleways

The provision of lighting along footpaths and cycleways, including towpaths, should be reserved for essential well designed routes with good surveillance, which are well used. Drawing people to principal lit routes and away from threatening dark areas should increase natural surveillance and security by concentrating activity after dark. Lighting should not be provided on more remote or non-essential footpaths and cycleways to discourage their use at night when people may be more vulnerable to crime.

Fig 42: Poor lighting design. Trees reduce effectiveness of lighting and cause shadowing. Distance between lighting columns creates light dark patches. Source: Northamptonshire County Council

SPG Key Principles

- Types of lighting need to be carefully chosen to reflect the needs of different situations and the local crime context.
- Heights of lighting columns in pedestrian areas should have a human scale.
- Design in historic and Conservation Areas will need careful consideration.
- The character of the local environment must be respected.
- Provide lighting along essential footpaths and cycleways.
- Avoid unnecessary and excessive lighting levels.
- Design lighting to minimise the impact of light pollution
- Use white lighting where possible.
- Avoid creating light intrusion into neighbouring properties.
- The design and position of new lighting should not threaten or result in the loss of existing mature trees.

Fig 44: Lighting for people at a human scale (Urban design Compendium, 2000, p.104)

- Consider landscaping and lighting design together, including tree planting, to ensure that growth will not result in lighting being obscured.
- Ensure lighting design, including glare and location, does not adversely affect the quality of closed circuit television footage.
- Avoid low level lighting which is not capable of illuminating a person's face, therefore reducing the power of identification.

11.4   Closed Circuit Television Systems (CCTV)

CCTV has a place in the dissuasion and monitoring of crime and disorder in town and village centres, car parks and other sensitive public areas where crime rates are high. Local authorities in Northamptonshire view CCTV as one element in an integrated approach to crime prevention and detection, along with other design and security measures. Natural surveillance and presence of people in public places with well designed public spaces will always be the best form of crime deterrent.

CCTV operators must be fully aware and signed up to the system Codes of Practice and Procedures which govern its use. These include matters relating to Human Rights and Data Protection for example. Further details on legislation relating to CCTV is listed in Section 14 "Sources of Information" .

PPG 15, 'Planning and the Historic Environment', Annex C recommends that only less harmful and visually unobtrusive positions should be agreed where CCTV equipment is to be attached to a listed building. Indeed, in such cases, the installation of closed circuit television requires listed buildings consent and the position of equipment will need to be agreed with the local planning authority.

Fig 45: CCTV is more discreetly positioned on the wall of a building. Source: Dudley Metropolitan Borough Council

Fig 46: CCTV cameras provide security for a local shop and protect shutters against vandalism and grafitti. Low level camera requires protection against tampering. Source: Northamptonshire Police.

Fig 47: Dome design CCTV prevents detection of the camera's "eye" direction. A crown of thorns can provide extra security against tampering in high risk areas. Source: Northamptonshire Police.

For CCTV cameras to be effective they also need to be monitored so that any incidents can be reacted to in real time rather than retrospective use of footage for identification. However, the provision of CCTV and its monitoring has resource implications. The need for CCTV will be more apparent for certain types of developments e.g. attracting high numbers of people, and in certain locations due to the crime context. Where the need for CCTV can be demonstrated as a result of a development, a suitable budget will need to be allocated to the proposal e.g. by securing commuted sums through S.106 agreements.

- Local authorities in Northamptonshire will ensure that legally binding agreements are put in place to secure the provision of CCTV (monitored as appropriate) where the location or type of development provides a case for security measures of this nature in the public interest.

SPG Key Principles

- CCTV equipment should be installed in locations which are obvious but that does not compromise the visual amenity of a place.
- Dome style CCTV cameras should be used to reduce opportunities for criminals to detect camera direction.
- CCTV should be placed at a height which ensures equipment cannot easily be tampered with or it should be protected.
- Ensure the position and design of lighting and CCTV are considered together so that glare does not compromise the clarity of CCTV footage.
- Ensure CCTV is positioned carefully to avoid landscaping or trees causing an obstruction to camera sight lines.
- Ensure CCTV installation is not detrimental to the integrity of a building.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

12.0   Parking

12.1   Multi Storey Car Parks

12.2   Surface Car Parks

12.3   Residential Parking

12.4   Secure Parking for Bicycles and Motorbikes

12.0 Parking

Car parks where vehicles are left temporarily or overnight provide opportunities for criminal activity such as theft and attack. Good design, management and maintenance of car parking areas go hand in hand, in order to create the facilities where people feel safe and secure.

All types of car parks should:

- Provide for the different abilities and needs of all parts of the community.
- Be convenient, efficient and well lit.
- Be designed to reduce opportunities for inappropriate use such as easy and quick escapes for criminals.
- Should discharge users safely and efficiently directly to the street, via clearly marked exit/entrance routes.
- Install Closed Circuit Television (CCTV).

Key Considerations

The advice provided in this document should be applied to car park design, as it relates to the following key considerations:

- Layout
- Enclosure
- Scale
- Surveillance
- Illumination
- Landscaping
- Form

The Adopted County Structure Plan sets out a countywide Integrated Transport Strategy, including advice on parking contained in policies T1,T9,T10 and T11. Further advice on parking standards is provided in the Northamptonshire Parking SPG produced jointly by the County Council and the district and borough councils (March 2003).

Northamptonshire local authorities endorse the Police "Secured Car Park Award Scheme" which provides for high standards of security and good design to reduce criminal activity and fear of crime.

- Developers should apply for the Secured Car Park Award on all applications that include vehicle parking and retention areas, and should seek early advice from Northamptonshire Police.

Fig 48: Mitigating crime through the secured car park scheme. Source: Northamptonshire Police

12.1   Multi Storey Car Parks

SPG Key Principles

- Multi storey car parks should be of good design, and sympathetic to the scale and character of nearby buildings.
- Access and exit points, on all parking levels, should be clear, well signed and well lit.
- Maintain visual linkages across the site, internally and externally.
- Avoid staircases that are enclosed by stairwell walls and ensure open views to stairwells.
- Ensure lifts and other facilities are well maintained.
- Utilise CCTV
- Avoid the creation of recesses or other hiding places internally or on a pedestrian approach to a car park.
- Design out dead ends, blind corners and long lengths of solid walls that hamper visibility.

Fig 49: Parking floors should be open and well lit. Source: Northamptonshire Police.

12.2   Surface Car Parks

Supermarket and business car parks can be large unsightly spaces that impact on the visual quality of an area. Car park design should consider ways to minimise its impact and create a safe and attractive environment. Landscape design is fundamental in effectively reducing its impact but should not compromise public safety.

SPG Key Principle

- Sub-divide large parking areas into smaller areas.
- Ensure car park entry/exit points lead directly to the street or main entrance of a building served by the car park.
- Ensure overlooking provided by nearby buildings is maximised, particularly for venues that are used more frequently at night e.g. sports and entertainment centres.
- Ensure parking bays, paths and circulation routes are well lit and direct.
- Clearly define pedestrian areas and create a more pedestrian friendly environment.
- Provide level surfaced areas for the easy movement of people of all abilities.
- Use visual markers to increase the ease of movement and direct users.
- Use well designed landscape planting to define spaces and reduce the spatial impact of surface car parks, without creating hiding or entrapment places.
- Avoid landscaping that will obscure CCTV or casual surveillance by users and passers by.
- Ensure signage is clearly visible.
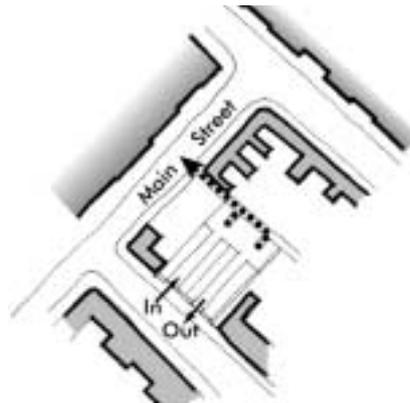
Fig 50: Car park located within walking distance of a a main street.

Fig 51: Waitrose car park in Witney, Oxen landscaping obscuring views and creating potential hiding places. (Urban Design Compendium, 200,p.980)

Deciduous trees provide sxhade in the summer ans open branches in the winter

Car parks should be well- lit particularly pedestrian routes

Entrance to building

Architectural features as directional tools

Fig 52: Indicative section through a car park.

Low shrub planting

12.3 Residential Parking

Vehicle owners desire peace of mind that their car will be safe when parked within a home environment, particularly overnight. People also need to feel safe for the short journey on foot from car to home. More detailed 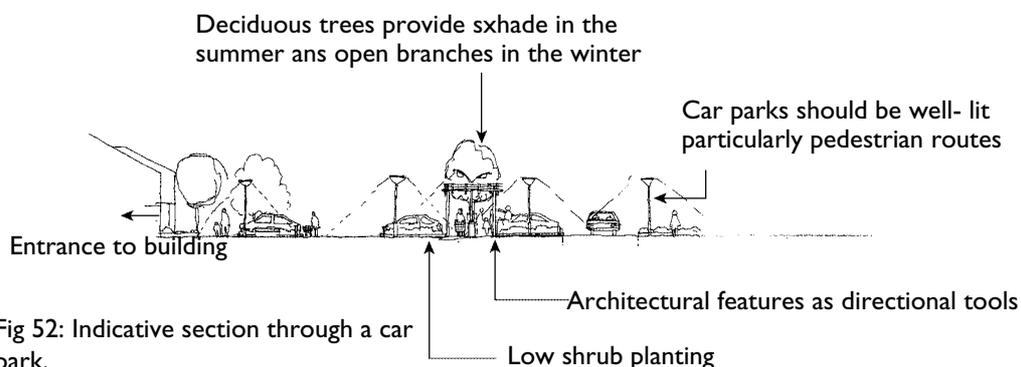advice on accommodating parking, including on street, courtyard, in-curtilage and basement parking is provided in "By Design: Better Places to Live - A Companion Guide to PPG3". It also provides additional advice on design for cycle storage.

SPG Key Principles

- Parking should be within close proximity of dwellings.
- Where possible, residents should have unrestricted views over their vehicles.
- Garages located at the rear of property should have controlled access via a private gate for safety and security.
- Garages should be designed and positioned so that they can not be used as climbing aids to gain access to properties.
- Design parking courtyards to create a sense of place so that the court is a place with parking in it, rather than a car park.
- Parking courts should not exceed 10 no. spaces. If there are more than 10 spaces the layout should be broken up.
- Parking courts should be overlooked by habitable or active rooms in neighbouring buildings and sensitive lighting provided.
- Parking courts should have secure access.
- Parking courts should include sheltered secure parking facilities for bicycles and motorbikes/mopeds.

Fig 53: Courtyard parking with secure gated entrance. Source: Northamptonshire County Council.

Fig 54: Unlit garage block with poor surveillance becomes a target for crime and vandalism. Source: Northamptonshire Police

On street parking can only be adopted where permissable as public provision within the highway
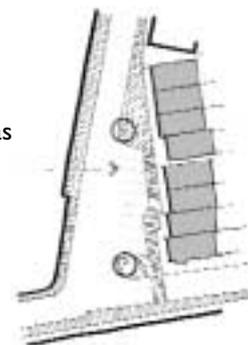
Fig 55: Adopted parking.

12.4 Secure Parking for Bicyles and Motorbikes

Bicycles and motorbikes (including mopeds and other powered two wheelers), can be extremely valuable property. They are particularly vulnerable to both opportunistic and organised theft. Provision of secure parking facilities for all types of "bikes" is vital, particularly in such places as public transport interchanges, work places, tourism attractions, shopping and entertainment centres, and residential developments. Countywide standards on parking provision for motorbikes and bicycles is contained in Supplementary Planning Guidance on Parking (March 2003).

Fig 56. Sheltered and well lit cycle parking in residential development.
Source: Northamptonshire County Council

Designated parking bays should include secure facilities for motorbikes such as anchor points or raised low level hitching rails. However, care needs to be taken to ensure that these do not become a trip hazard and preferably should be integral with pedestrian railings or protected by other means to safeguard pedestrians, particularly people with impaired vision.

Fig 57: Hitching rail protected by railing to avoid creating a trip hazard to pedestrians.
Source: Department for Transport.

Cyclists and motorbike riders are prone to the same personal and vehicle security concerns as other transport users. Advice set out in this SPG on lighting and surveillance for example, equally apply to secure parking facilities for motorbikes and bicycles. Secure parking should be located where surveillance can be provided by users on active streets (not on backstreets), or from neighbouring houses and buildings, be close to staff offices in supervised car parks, and optimise cover by CCTV where this is available.

Fig 58: Secure ground level anchor point.
Source: Department for Transport.

SPG Key Principles

All types of parking facilities for motorbikes and bicycles should:

- Be convenient, of good design and well lit.
- Positioned where parking attendants, passers by or overlooking from neighbouring buildings can provide surveillance.
- Be protected by CCTV, where appropriate.
- Use vandal resistant materials for hitching rails and anchor points.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

13.0 Safer Public Transport Facilities

13.1 Introduction

13.2 Bus Stops and Shelters

13.3 Public Transport Interchanges

13.0 Safer Public Transport Facilities

13.1 Introduction

National and regional planning policy guidance encourages the use of public transport as a sustainable travel choice. This is supported in the Adopted County Structure Plan (March 2001) through policies T1 and T6.

13.2 Bus Stops and Shelters

Crime and disorder and fear of crime issues should be given due consideration when deciding on the location, provision and design of bus stops and shelters.

The appearance and quality of a bus stop and shelter presents a clear image to users about the quality of the service as well as a perception of the community and environment around them. Graffiti and vandalism are key factors influencing fear of crime and signal neglect, poor supervision and lack of control. Advice on vandal resistant products and design can be provided by Northamptonshire Police.

SPG Key Principles

- Locate bus stops/shelters to ensure good surveillance from adjacent buildings and active streets as well as the highway.
- Use vandal resistant materials.
- Ensure bus shelter walls are transparent to enable views into and out from the shelter.
- Design shelters with at least two points of entry/exit to restrict the opportunity for entrapment.
- Ensure bus stops/shelters are well lit, or located in an area which is generally well lit.
- Locate bus stops so they are not immediately adjacent to "hot spots" such as pubs, clubs, off-licenses etc.
- Ensure bus stops/shelters remain unobscured by landscaping and foliage or other road signage.

13.3   Public Transport Interchanges

Bus and railway stations can provide a hub for activity but at non-peak times, including at night, they also can be solitary places. Stations can be a magnet for crime and nuisance. Well designed stations when complemented by effective management measures, can significantly reduce fear of crime and incidence of crime and disorder. Management measures might include security staff, a strong maintenance regime (e.g. repairs, graffiti and litter removal), clear passenger information and signage, and accessible help or alarm points linked to monitored CCTV.

Passengers also require safe access routes to and from bus and train stations and between the station and their next form of transport e.g. secure station parking (car, bicycle, motorbike), taxi rank, town centre, key cultural leisure and entertainment attractions and key employment areas. Principal pedestrian and cycleway routes linking bus and train stations with such key locations/uses should be clearly signed, direct, well lit and with clear lines of visibility, and good natural surveillance.

SPG Key Principles

*   Design station buildings to provide clear sight lines to maximise visibility, including smooth wall faces without recesses where people may be concealed.
*   As far as possible, use transparent materials such as toughened glass to maximise visibility and resist vandalism.
*   Provide monitored CCTV coverage.
*   Locate staff information and help points so they are highly visible and accessible to waiting passengers.
*   Locate a taxi rank at the main external pedestrian exit point.

PLANNING OUT CRIME IN NORTHAMPTONSHIRE

Supplementary Planning Guidance

14.0 Sources of Information

14.0 Sources of Information

This guidance has taken into account other agencies publications on crime prevention and current planning policies and guidance notes of Northamptonshire local authorities.

Local Sources

Revised Regional Planning Guidance for the East Midlands Consultation Draft (April 2003)
Adopted Northamptonshire County Structure Plan, March 2001

Local Plans produced by the District and Borough Councils of Corby, Daventry, East Northamptonshire, Kettering, Northampton, South Northamptonshire and Wellingborough.

Crime Reduction in Residential Areas SPG, South Northamptonshire Council.
Supplementary Planning Guidance on Building Better Places, Guide to Sustainable Development, Borough Council of Wellingborough, adopted April 2003.
Shop Front Security Code No:DC013, Borough Council of Wellingborough.
"Shopfront Security" Supplementary Planning Guidance, Daventry District Council.
Daventry Conservation Area Shop Fronts Design Guide SPG, Daventry District Council.
Parking Supplementary Planning Guidance, March 2003, Northamptonshire County Council in partnership with Northamptonshire district and borough councils.
Public Rights of Way in Northamptonshire - A Step by Step Guide for Developers, March 2003 Northamptonshire County Council.
Planning Out Crime, Planning In Community Safety, Community Safety Department, Northamptonshire Police

Northamptonshire Local Authority and Police Website Addresses

Northamptonshire County Council: www.northamptonshire.gov.uk
Northamptonshire Police: www.northants.police.uk
ComPass Unit: www.compassunit.com

Districts and Borough Councils:

Borough Council of Wellingborough   www.wellingborough.gov.uk
Corby Borough Council   www.corby.gov.uk
Daventry District Council   www.daventrydc.gov.uk
East Northamptonshire Council   www.east-northamptonshire.gov.uk

Kettering Borough Council   www.kettering.gov.uk
Northampton Borough Council   www.northampton.gov.uk
South Northamptonshire Council   www.southnorthants.gov.uk

CASPAR (Crime and Antisocial Behaviour Partnership), Northamptonshire Police
(Contact Mike Franklin on 01604 888584)

Secured By Design

The Association of Chief Police Officers (ACPO) in England and Wales, Secured by
Design Award. For applications and further information, please contact
Northamptonshire Police on Tel: 01604 - 700700.

The Association of Chief Police Officers (ACPO) in England and Wales, in partnership
with the British Parking Association, Automobile Association and the Home Office, The
Secured Car Park Award Scheme: Guidelines for self assessment. For applications and
further information, please contact Northamptonshire Police on Tel: 01604 - 700700.

National Secured By Design Website: www.securedbydesign.com

Other Sources

Designing for Community Safety Supplementary Planning Guidance, Dudley Metropolitan
Borough Council and West Midlands Police, March 2002

Crime and Disorder Act 1998, HMSO, 1988.
Sustainable Communities Plan (ODPM), February 2003
Planning out Crime, Circular 5/94, DOE (Department of Environment), 1994.
Planning Policy Guidance Note 1 (PPG1), General Policy & Principles, including
supplementary design guidance, DOE, 1997.
PPG13, Transport, DOE, 1993.
PPG3, Housing, DETR (Department of the Environment, Transport and the Regions),
2000.
By Design: Better Places to Live, A Companion Guide to PPG3, DETR and CABE
(Commission for Architecture and the Built Environment), 2001
Working Together: How to Set Up an Arson Task Force, March 2003, ODPM
The Value of Urban Design: Executive Summary and The Value of Urban Design: Full
Report, by CABE in partnership with DETR, 2001.
By Design, Urban Design in the Planning System: Towards a Better Practice, DETR, 2000.
Places, Streets and Movement, A companion guide to Design Bulletin 32, DETR,1998.

Government Websites:

www.crimereduction.gov.uk   www.odpm.gov.uk
www.cabe.org.uk   www.dataprotection.gov.uk

CCTV Related Legislation

Regulation of Investigatory Powers Act 2000
Human Rights Act 1998
Data Protection Act 1998
Crime and Disorder Act 1998
Police Act 1996
Criminal Justice and Public Disorder Act 1994
Criminal Procedures and Investigations Act 1986
Police and Criminal Evidence0 Act 1984 (PACE)
Criminal Law Act 1967

For further information see the Government's Home Office Crime Reduction website section on CCTV

http: www.crimereduction.gov.uk/cctvminisite4

Further Reading

Bentley, I et al, Responsive Environments, Architectural Press Ltd., London,1984.
Hillier, B. & Hanson, J., The Social Logic of Space, Cambridge University Press,1984.
Jacobs, J., The Life and Death of Great American Cities, Vintage Books, New York, 1961.
Llewelyn - Davies, English Partnerships, The Housing Corporation, 'Urban Design Compendium', London, 2000.
New Forest District Council, Supplementary Planning Guidance, Design for Community Safety, UK, 2000.
Newman, O., Defensible Space, Macmillan Press, New York, 1972.
R. Kempley, Trees Versus Cameras, Urban Design Quarterly, Issue 65, UK, Jan 1998, p.26 – 28.
Rapoport, A. Human aspects of Urban Form. Oxford: Pergamon Press, 1977.
Jennifer Ross, Greening the City, Urban Design Quarterly, Issue 65, UK, Jan 1998, p.32.

References to external environment products are found in:

Landscape Promotions Ltd, External Works, 9th Edition, Stirling, UK, 1998.
ENDAT Group Ltd, External Works, 11th Edition, Stirling, UK, 2000.

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