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Neighbourhood Policing Support Team  
North Somerset

28 April 2023

**Application No:** 23/P/0664/OUT

**Description:** Outline planning application for the development of up to 190no. homes (including 50% affordable homes), 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, open space and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, scale, layout, appearance and landscaping) reserved for subsequent approval.

**Location:** Land To North Of Rectory Farm Chescombe Road Yatton

**Case Officer:** Lee Bowering

Summary Response	
No Objection or comments	
No Objection – Subject to comments	✓
Object in principle	
Not acceptable in current format	

I am the Designing Out Crime Officer with responsibility for Crime Prevention Through Environmental Design projects within North Somerset. As a Constabulary we offer advice and guidance on how the built environment can influence crime and disorder and create safer communities addressing the potential of the fear of crime and anti-social behaviour.

Paragraphs 92, 97 and 130 of the National Planning Policy Framework July 2021 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 106, 110, 108, 112, and 119 also require the creation of safe environments within the context of the appropriate section.

**COMMENTS:**

Police systems show the below recorded crime and anti-social behaviour figures for a twelve month period to date (28/04/2023) for an area 500meters radius on developed land adjacent to this application site:

Type	Incident Count
ASB	69
Violence Against The Person	40
Arson and Criminal Damage	18
Public Order Offences	13
Theft	9
Vehicle Offences	8
Burglary	6
Sexual Offences	6
Miscellaneous Crimes Against Society	2
Crime Related Incident	2
<b>Total</b>	<b>173</b>

This outline application seeks approval for access off Shiners Elm to a development of up to 190 dwellings, Class E Use, allotments and car parking on land to the west of Yatton. The illustrative master plan submitted is only indicative but shows residential development predominantly to the east of the site with a future link road to the recently approved residential development to the south of the site. Pedestrian and cycle links are shown through the development with public open space proposed on the western side of the site. Play areas, allotments and 'community hub' are proposed.

At this stage where only outline planning is sought, it is difficult from a crime reduction/prevention point of view to give detailed comments as the areas to be addressed as detailed design would normally be decided upon at Reserved Matters stage.

The Design and Access (DAS) statement references the National Design Guide (NDG) and the ten characteristics of well-design places, and the National Model Design Code (NMDC). Chapters 4 and 5 (DAS) describe the proposed illustrative masterplan and further potential future design detail.

Should this application gain approval, the detailed design and layout of any future reserved matters application should reflect the principles of Secured by Design (SBD) as referenced in NMDC part 2, H2 and P3. Further detailed guidance can be found in SBD Homes 2023 Design Guide.

Further consideration should be given to the location of play areas. Some play areas shown on the illustrative masterplan appear close to dwellings and offer the potential for complaints arising from noise and nuisance. Facilities should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go.

Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access with appropriate access points for pedestrians and maintenance vehicles if required. Communal spaces as described above should not immediately abut residential buildings.

Vehicles should be parking in locked garages or on a hard standing within the dwelling boundary. Rear parking courtyards are discouraged as they allow access to vulnerable rear elevations of dwelling where the majority of burglary is perpetrated, they are often left unlit and therefore increase the fear of crime. They offer areas of concealment which can encourage anti-social behaviour.

Routes for pedestrians, cyclists and vehicles should be integrated and assist easy, intuitive wayfinding through the application of inclusive design by increasing activity and therefore natural surveillance, proven deterrents for crime and anti-social behaviour. Public footpaths should not run to the rear of, and provide access to gardens, rear yards or dwellings as these have been proven to generate crime.

It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces; this type of elevation, commonly at the end of a terrace, tends to attract graffiti, inappropriate loitering and potential anti-social behaviour.

Appropriate front and rear boundary treatments with lockable gated access to rear gardens.

Provision of secure cycle storage.

Achieving compliance with Secured by Design continues to provide a 'police preferred specification' for new developments (Proving compliance with Part Q of building Regulations) I administer the scheme in North Somerset and welcome enquiries and applications.

Please contact me if you have any questions regarding these comments.

Kind Regards

Katy Waterman  
Designing Out Crime Officer/Crime Prevention