

Consultee Comments for Planning Application

24/00045/MOUT

Application Summary

Application Number: 24/00045/MOUT

Address: Tidcombe Hall Tidcombe Lane Tiverton Devon EX16 4EJ

Proposal: Outline for the erection of up to 100 dwellings to include the conversion of Tidcombe Hall and outbuildings, provision of community growing area, public open space, associated infrastructure, ancillary works and access with all other matters reserved

Case Officer: Miss Helen Govier

Consultee Details

Name: from Devon and Cornwall Police

Address: Unit B, Leisureline House Oakwood Close, Roundswell Barnstaple, Devon EX31 3NJ

Email: Not Available

On Behalf Of: DEVON, CORNWALL & DORSET POLICE

Comments

Re Outline for the erection of up to 100 dwellings to include the conversion of Tidcombe Hall - 12th January 2024

Thank you for this application.

Having reviewed both, the Illustrative Layout and the Design & Access Statement, (the brief reference to the basic principles and practices within Secured By Design is noted), I have no objections in principle. Secured by Design (SBD) is a crime prevention initiative managed by Police Crime Prevention Initiatives Ltd (PCPI) on behalf of the UK police services. Secured By Design aims to reduce crime, the fear of crime and opportunities for ASB and conflict within developments by applying the attributes of Environmental Design CPtED, detailed below, in conjunction with appropriate physical security measures). SBD also incorporates a bespoke element to assist in the crime prevention approach with regard to listed buildings and heritage status.

Whilst it is not possible to comment in depth on specifics at this time, with a proposal of this size areas of concern tend to relate to defensible space, clear ownership of property, including parking spaces, (location, type & amount), defensible planting, (preventing conflict with youths and ball games etc), unwarranted/unnecessary permeability (including facilitation of desire lines) allowing potential offenders to wonder unseen and unchallenged through a development.

Public and private space should be clearly defined and areas of ambiguity avoided with appropriate boundary treatments provided, the inclusion of back to back rear gardens would be supported.

Whilst the need for Public Open Space (POS) is fully appreciated, how dwellings address these spaces is important. They should provide frontage to such space and not have rear gardens backing onto these areas. Similarly, they should also address new streets and other public realm

areas positively to ensure good natural surveillance. POS, including play areas, would preferably be positioned centrally to a development or be sited so it will be well overlooked so as to not undermine the safety and security of those living nearby or users of the space. Mere residual space or land that cannot or is awkward to develop should not be considered as being suitable or appropriate as public open space.

Communal areas, such as playgrounds, toddler play areas, seating facilities have the potential to generate crime, the fear of crime and anti-social behaviour. It should be noted that positioning amenity/play space to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance. Care should be taken to ensure that a lone dwelling will not be adversely affected by the location of the amenity space.

Pedestrian links require careful consideration, as from an offenders perspective, these will provide a legitimate excuse for being in the area without fear of being challenged or noticed. Research confirms that inappropriate access can create hiding places and give anonymity to offenders enabling them to familiarise themselves with an area, search for vulnerable targets, offend and escape. Crime is always easier to commit where there is little or no chance of an offender being challenged or recognised. Levels of anti-social behaviour will also be correspondingly high in designs that reduce residential influence. With this in mind, I note and have concerns with the proposed pedestrian path which provides access from the south via land to the rear of the adjacent site. It is preferable that 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, a proven deterrent to crime and anti-social behaviour. Best practice recommends that 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.

Where a segregated footpath is considered unavoidable, for example a public right of way, an ancient field path or heritage route, designers should consider making the footpath a focus of the development and ensure that they are:

- as straight as possible; If a footpath is to be used 24 hours a day it should have all the required attributes

- wide;

- well lit;

- devoid of potential hiding places;

- overlooked by surrounding buildings and activities;

- well maintained so as to enable natural surveillance along the path and its borders.

If a footpath is to be used 24 hours a day it should have all the attributes above and be lit in accordance with BS 5489-1:2020. If the footpath does/will not have these attributes, then its use should be deterred during the hours of darkness by not installing lighting.

Whilst residential vehicle parking may be considered as a matter for later discussion, how it will be implemented must be fully considered as early as possible as disconnected parking will likely lead to residents ignoring their allotted space to park closer to their dwelling for convenience and where they have sight of their vehicle.

Whilst the above can really only be fully addressed once more detail is known, even at this early stage, given the mix of proposed facilities and uses, the principles of and attributes of Crime

Prevention Through Environmental Design (CPTED) should be considered and incorporated as and where appropriate as they play a key role to ensuring a safe and sustainable community. CPTED principles:-

Access and movement: Places with well-defined and well used routes, with 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, have a purpose and are managed to prevent the creation of problem areas which can attract the antisocial to gather, dumping and dog fouling etc.

Ownership: Places that promote a sense of ownership, respect, territorial responsibility and community

Physical protection: Places that include necessary, well-designed security features as laid out in SBD Homes 2023

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

I look forward to reviewing a more detailed application should the proposal progress, but in the meantime please do not hesitate to contact me if I can assist further.

Kind regards

Rick Napier

Designing Out Crime Officer

North Devon, Torridge & Mid Devon