

Subject : Erection of 115 dwellings, land north of Rounds Gardens, Rugby - R24/0111

recipient : Ella.Casey@rugby.gov.uk

Received date : 2024-07-17T13:29:14Z

Sender : Mark.English@warwickshire.police.uk

Dear Ella

I am responding to this planning application on behalf of Warwickshire Police in relation to Crime Reduction and Community Safety matters as the assigned Crime Prevention Design Advisor for Warwickshire. I have examined the planning application, together with the plans submitted. This has been done with reference to the advice contained within National Planning Policy Framework paras 92b, 97, 130f and the Crime and Disorder act 1998.

The security requirements for dwellings as set out in Part Q of Schedule 1 to the Building Regulations however I would recommend that all doors meet PAS 24:2022 standard and are third party certified such as companies that achieve secured by design accreditation.

Warwickshire Police have no objections to this planning request however I would ask that the below be incorporated into the design as they will go some way to ensuring the residents do not become victims of crime or anti-social behaviour.

- If the proposed development includes homes where there is rear access to multiple dwellings, evidence shows that the distribution of burglary in terraced housing with open rear access footpaths shows that up to 85% of entries occurred at the back of the house. Where there is rear access to multiple rear gardens this access needs to be gated at the front of the building line and with a self-closing spring, and a snap shut lock, that needs a key to release.
- All perimeter fencing should be 1.8 metre high close boarded fencing however where it backs onto open space it should be topped with 0.2 trellis, so the overall height is 2 metres in height.
- Lighting on adopted highways, footpaths, private roads and footpaths and car parks must comply with BS 5489-1:2020. A Uo value of 0.4 or 40% is recommended to ensure that lighting installations do not create dark patches next to lighter patches where our eyes would have difficulty in adjusting quickly enough for us to see that it was safe to proceed along any route.
- Fencing or similar be considered along the open space areas and balancing pools, this will refrain vehicles driving onto the open space causing anti-social behaviour or injuring someone who is using the space for play.
- Footpaths and emergency routes that lead onto the development should have staggered bollards installed to stop motor bikes riding onto the site.

I would ask that the applicant/ agent adopts the principles of secured by design and evidence how they have designed in features to deter crime and anti-social behavior.

[HOMES GUIDE 2023 web.pdf \(securedbydesign.com\)](#)

Warwickshire Police has seen an increase of vacant new build properties being targeted for burglary whereby newly installed heating boilers are stolen. Working with manufacturers has resulted in a recommendation being made that the front panel /controller unit be removed at the time of the boiler being installed and that this is not put in place until the property is ready

to be handed over to the new owners. It is hoped that this will deter offenders as they will not be able to sell the boilers on without the front panel/control unit. Whilst Warwickshire Police accept that this increases workload and costs to the developer these are minimal compared to the cost of repairing any damage caused by offenders to enter a property and replacing the boiler unit itself especially when a number of properties have been targeted. I have attached a sign produced for display in the window of a vacant property.

Building sites and in particular, site offices and storage areas are becoming common targets for crimes such as theft of plant and fuel. These sites should be made as secure as possible. All plant and machinery should be stored in a secure area. Tools and equipment should be marked in such a way that they are easily identifiable to the company. Consideration should be given to the use of security patrols. Developers are now requested to inform the local Safer Neighbourhood Policing Team, which covers the area of the development that they have arrived on site and provide contact numbers of the site manager for us in the case of an emergency. A grid reference for the site should be provided. This will help to reduce the possibilities of a delayed response.

[CONSTRUCTION SITE SECURITY GUIDE A4 8pp.pdf \(securedbydesign.com\)](#)

I hope the above comments are of use to you, they will help the development achieve the aims of the revised National Planning Policy Framework (NPPF) paragraphs:

92 b are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion..

97 Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate⁴³. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and
- b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area

130f create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 17 Crime and Disorder Act 1998 states:

Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent,

- (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and
- (b) the misuse of drugs, alcohol and other substances in its area; and
- (c) re-offending in its area; and
- (d) serious violence in its area.

(The duty imposed on an authority by this subsection, to do all it reasonably can to prevent serious violence in its area, is a duty on the authority to do all it reasonably can to (a)

prevent people from becoming involved in serious violence in its area, and (b) reduce instances of serious violence in its area)*

*As amended by the Police, Crime, Sentencing and Courts Act 2022 (Para 20)

If I can be of any further assistance, please don't hesitate in contacting me.

Regards

Mark English

Crime Prevention Designer Advisor (5617)

Prevention Team

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Changes to the English Planning and Building Control Regulations, following in-depth reviews by the Department for Communities and Local Government (DCLG), have underlined the importance of the Police advice delivered over the past 25 years, specifically in the form of the Secured by Design (SBD) initiative. Secured by Design welcomes the introduction of a security element within the Building Regulation. Approved Document Q goes some way to improving security in the residential built environment, but does not include many of the elements that have contributed to the improvements in security that Secured by Design has delivered in communities around the country.

Visit the 'Secured By Design' web site for DOCO contact details, design guides, licence holders & application forms: www.securedbydesign.com

<<http://www.securedbydesign.com>>;