Crime Impact Statement

- Ashley Lane, Moston
  - Residential Development

Greater Manchester Police

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Summary Evaluation

This proposed development is generally consistent with the current principles and standards of Crime Prevention through Environmental Design (CPTED). The overall layout is well considered in relation to security and contains many positive features that reduce opportunities to commit crime. There are some matters of detail that require further attention, but subject to the particular points within part B of this report being incorporated into the scheme, we would be happy to give it our support.

Contact Register

Date of Contact	Summary of Contact
12th January 2010	CIS Instruction Received

Document Register

The analysis of the proposals is based on the following documents submitted by the developer:

Document/Drawing Reference Number	Document/Drawing Title
RED/M/S6/01 rev A	Proposed Site Layout
RED/M/S6/02	Boundary Treatment Plan
RED/M/S6/88	Proposed Street Elevations
RED/M/BD/01 rev C	Details

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for Design for Security to reassess the comments made within this report.

Introduction

This Crime Impact Statement:

- Has been produced by the Greater Manchester Police Design for Security consultancy, a professional organisation independent of the design process.
- Highlights crime and disorder issues in the vicinity of the development.
- Assesses the development in terms of its likely effect on crime and disorder in the area.
- Identifies design solutions based on analysis of the crime issues in the area that will reduce the proposals vulnerability to crime.
- Helps an applicant to adapt a development to avoid/reduce the adverse affects of crime and disorder.
- Allows Local Planning Authorities (LPAs) to use the information to make better decisions and enable the planning process to run more smoothly.
- Helps to allay public fears about a development that are often brought about by a lack of information and create goodwill on behalf of the developer.

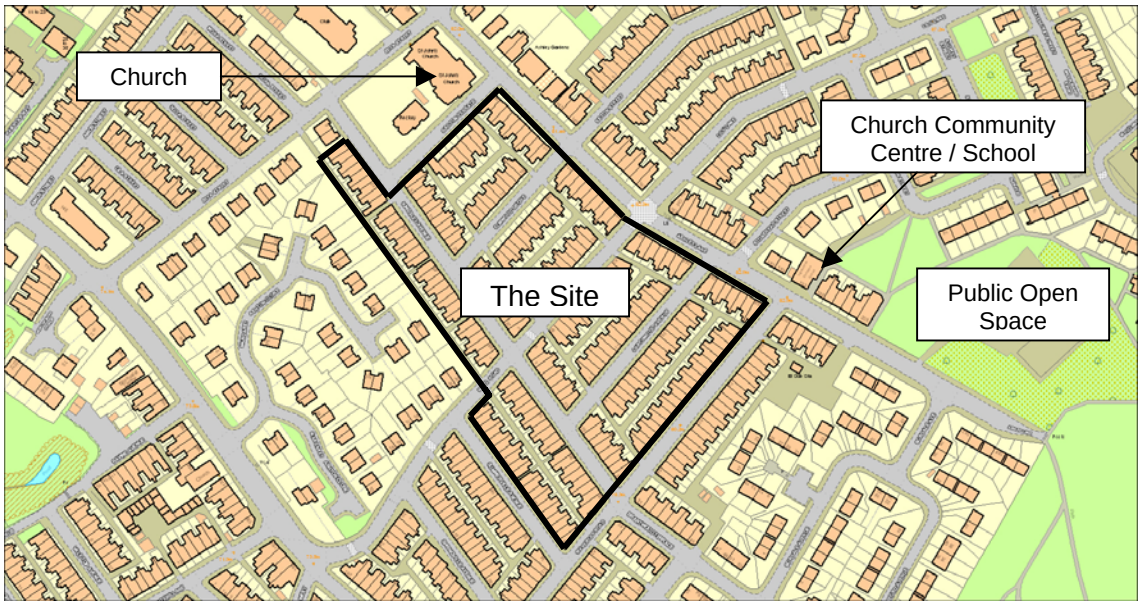
Part A – Analysis of the Site

1.0 The Proposal

- Construction of 97 new houses on previously developed land.

2.0 Site Analysis

The diagram below highlights relevant local features, which could have an impact upon the security of the scheme.



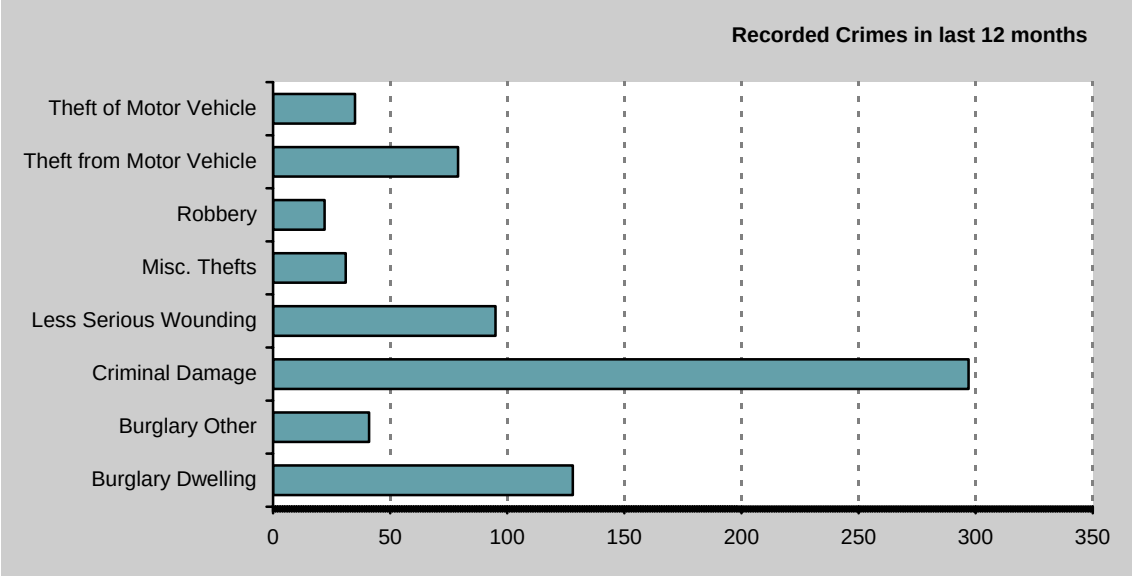
- The site is in the Moston district of northeast Manchester, about 5km from the city centre.
- The area is predominantly residential in character with a mix of housing types.
- The resident population is largely made up of low-income households. Many of the older properties have not been maintained well and a large proportion of the larger properties have been subdivided to create flats and bed sits. Much of the accommodation is rented and the population is fairly transient in nature.

- Most of the adjacent terraced housing benefits from gated rear alleyways.
- There are substantial areas of public open space close to the site.
- The site itself is formed of a cluster of plots where old terraced housing has been demolished. The original streets remain and the land has been grassed over pending redevelopment.

3.0 Crime Issues at this Location

3.1 Crime Statistics

The graph below illustrates the number of crimes recorded in the period 1st January 2009 and 1st January 2010 in a grid area centred on the site, measuring approximately 1km^2 (please see Appendix 1 for a description of each of the crime types).



There have also been cases of arson, serious wounding and theft of pedal cycle in the sample area.

Levels of disorder and criminal behaviour are very high in the sample area. Rates of criminal damage, domestic burglary and vehicle crime are well above the average for comparable areas of Greater Manchester.

There have been no reported crimes on the site itself during the sample period.

Burglary Dwelling Day/Time Risk Analysis

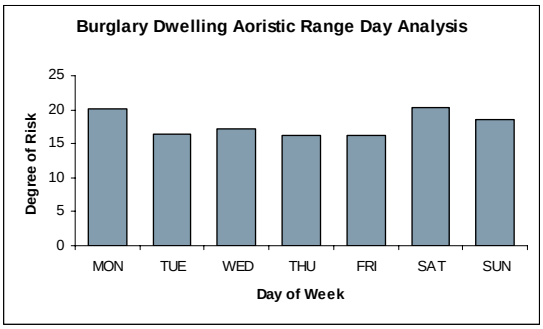


FIGURE 1: DAY RISK: BURGLARY DWELLING

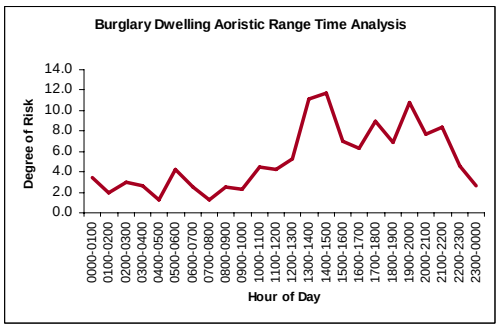
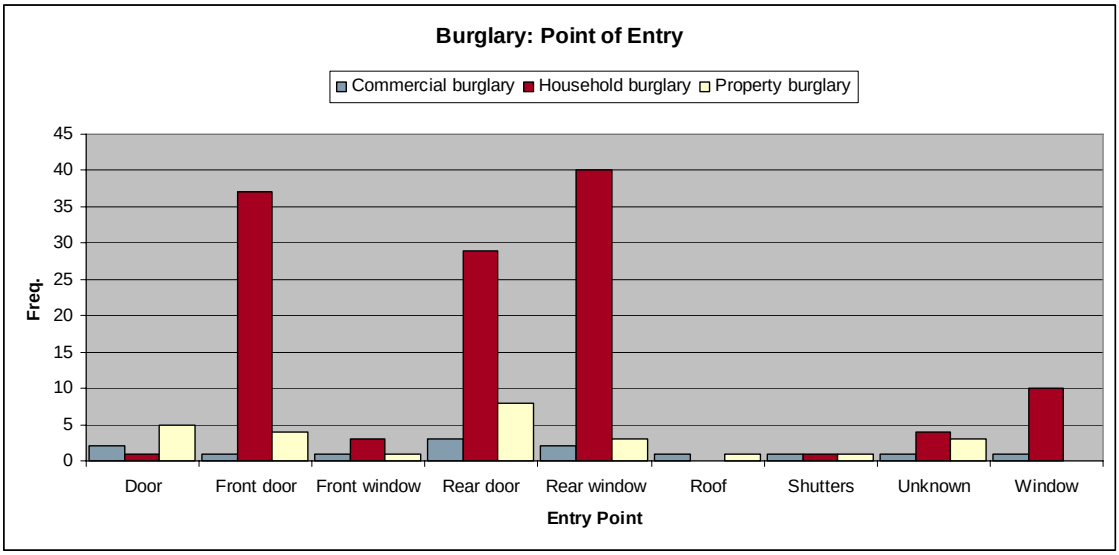
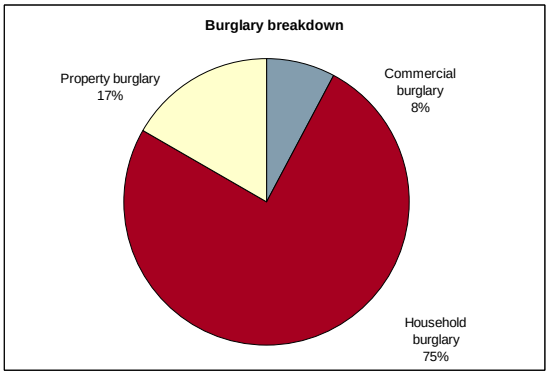


FIGURE 2: TIME RISK: BURGLARY DWELLING





Domestic burglaries happen on any day of the week, with no particular trends evident, but most incidents occur in the afternoon and early evening. In the majority of cases, access was gained through the rear, either by windows or doors at the back of the houses. Front doors were also a common point of entry.

Local residents have in fitted their own ‘target hardening’ measures to reinforce their properties against attack (see photo).



Theft of/from Motor Vehicle Risk Analysis

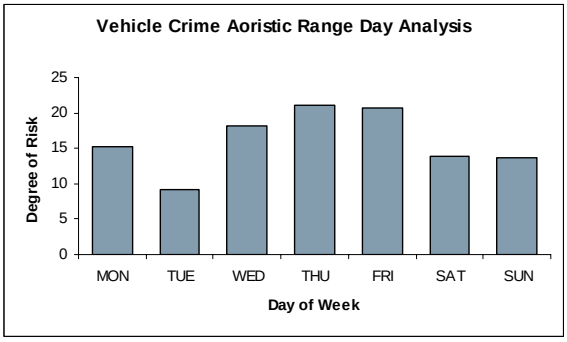


FIGURE 6: DAY RISK: THEFT OF/FROM MOTOR VEHICLE

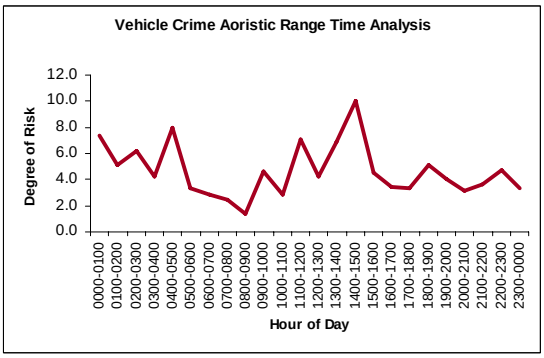


FIGURE 7: TIME RISK: THEFT OF/FROM MOTOR VEHICLE

Vehicle-related crime generally builds up to a peak in the afternoon, in common with much of the criminal activity in the area.

The overall statistics show a high number of ‘indicator crimes’, which suggests that the neighbourhood is subject to significant drug-related activity.

There are some existing features of the area which may be contributing to the local crime levels:

- The layout of the older terraced properties with rear alleyways has allowed criminals to exploit these areas, as they benefit from little or no natural surveillance. The recent alley gating schemes should assist in reducing unauthorised entry to these properties.
- Many properties have not been well maintained and the poor condition of

doors, windows, gates and fencing allows relatively easy access for potential burglars.

- There are a number of vacant properties and plots in the neighbourhood, reducing the prospect of detection. Empty houses have been especially targeted by criminals, taking copper piping, and other materials.
- The transient nature of the local population means that people do not know their neighbours, and this degree of anonymity can assist criminal behaviour.

4.0 Security Considerations

The typical security issues for a development of this nature are:

- Acts of theft and criminal damage during construction period
- Common Burglary
- Theft from Premises
- Theft of and from Vehicles
- Bogus callers / distraction burglary / deception crime
- Unauthorised access to buildings private space
- Criminal damage to building fabric, parked vehicles and other features of the site

5.0 Design Considerations

- Housing on corner plots should be designed to overlook the side and front of the property, in order to improve the natural surveillance of the adjacent public areas. Blank gable ends of properties should not adjoin publicly accessible areas. Housing on corner sites should have front / side gardens with obviously-defined boundaries.

- Due to the prevalence of antisocial behaviour in the area, it is essential that the development should include secure boundaries to prevent unauthorised access to the private spaces. Features that may encourage covert gathering of groups should be avoided. Boundary fencing / walls should not include recessed areas that could create a potential hiding place.
- Car crime is a major issue, and therefore residents' parking should be located within the curtilage of properties or well overlooked from inhabited rooms. The existing streets are relatively narrow, thus reducing the potential parking space. Competition for parking spaces can cause confrontation that often results in criminal behaviour. The developer must make adequate provision for the anticipated parking requirement, for both residents and visitors to the area.
- The relationship with existing properties should be considered so that new features, (e.g. climbable fencing/ bin stores) do not compromise the security of adjacent housing and vice versa.
- Robust materials should be used on all features that are adjacent to publicly-accessible and communal areas.
- The developer should be mindful of the seven attributes of safer places which are contained within *'Safer Places – The Planning System and Crime Prevention'*, a planning guidance document issued by the Home Office and the ODPM (now the DCLG) for England and referenced by Planning Policy Statement 1. All seven general attributes align with the principles of Crime Prevention Through Environmental Design (CPTED) and Secured by Design (SBD). They should be considered and applied to the detailed design of the development (see appendix 3).
- Given the existing crime levels in the area, it is highly recommend that the development is designed and constructed to 'Secured By Design' (SBD) standards (please see www.securedbydesign.com for more information). In particular, the developer should refer to the 'SBD New Homes 2010' design guide.

Part B – Assessment of the Development

1.0 Description of the Development

Construction of 97 dwellings on previously developed land. The existing street pattern will be maintained. Housing is a mix of detached, semi-detached houses and short terraces.

2.0 Assessment Criteria

2.1 Design & Layout

The following features of the development will assist in reducing crime and the fear of crime:-

- Properties are orientated to face the street and will provide a good level of natural surveillance.
- Principal entrances are located in obvious positions on the front elevation of the properties.
- Front garden areas are enclosed with railings to define boundaries and create areas of defensible space. There is no ambiguity of land ownership.
- Vehicle parking is located within the curtilage of most of the properties, or within a secure parking court.
- Back gardens lock into each other, minimising the length of rear boundary adjoining public / communal areas.
- The layout of the proposed housing links well with the surrounding properties, reinforcing secure boundaries.
- The building lines are generally free of recessed areas that could provide cover for criminal activity.

In order to reinforce the above security features, it is recommended that the developer gives the following matter further consideration:-

- Crime against vehicles is high in the area, and thus it is essential that parking spaces be located within the secure garden boundary or well overlooked from the owner's property. I would recommend that the layout opposite 48, Waverley Rd and in other locations is amended to achieve this (see below).



- Alleyways giving access to rear gardens are frequently exploited by burglars and can become a focus for antisocial behaviour. I would strongly recommend that the terraced houses have a gated 'tunnel' between the middle properties in order to allow removal the back passageways.

- Corner properties should incorporate windows in the elevations that face both streets.

2.2 Physical Security

- Windows. All windows should be certified to BS 7950. All external glazing at ground floor and easily accessible upper floor windows and doors should be laminated to a minimum thickness of 7.5mm (at least one pane in a double glazed unit) containing a minimum 1.5mm PVB interlayer.
- Doors. All external doors, including any French windows and / or patio sliding doors, should be certified to Loss Prevention Standard (LPS) 1175 Security Rating (SR) 2 or BS PAS 24. Doors must have a minimum of two-point locking. If sliding patio doors are to be installed, they should have a multi-point deadlocking system (with 3 or more hook bolts) and have an anti-lift device fitted. If folding doors are installed, each leaf should lock top and bottom to the frame and have hinge bolts. The end leaf should lock to the frame with two hook-bolts (at 1/3rd points on the door). All glazing should be laminated.
- Locks to front doors. A split-spindle will be required to the lock so that the external lever does not open the door. The only way to open the door from the outside should be with a key (e.g. the Winkhaus Cobra AV2 automatic multi-point lock). 'Euro Break' cylinders should be used in place of any standard 'Euro Profile' cylinders, as they have a sacrificial end to the casing that is not vulnerable lock-snapping methods.
- There should be a dedicated fuse spur (to comply with BS 4737 or BS 6799) to each dwelling so that the resident can install an intruder alarm.
- Utility cupboards should be located externally on the front elevation of the properties.
- There should be no areas of the roofs which would be accessible and would offer opportunities to criminals, in particular any single storey properties. There should also be no features of the proposed buildings (such as projecting window sills or exposed rainwater down pipes) that would provide climbing aids onto the roof.

- Burglary is a major issue in Moston, in particular entry via rear doors and windows. In order to reduce vulnerability to this type of crime, the boundaries separating the accessible frontage and private rear gardens should be 2.1m high – this can be achieved using 1.8m fencing / walling with 300mm of trellis above. Thus includes the fencing at the side of the houses and all boundary walls adjoining the highway / public areas.
- The gates at the entrance to the parking court should be 2100mm high and operated using a key fob/proximity reader system, with no automatic egress (i.e. access control both 'in' and 'out') so that criminals cannot gain access to the area, attack the vehicles and escape. There should be no centrally located horizontal bars to aid climbing and the gates should be located away from other climbing aids, such as low walls, street lights etc. The hinges should also not provide footholds and the gap at the bottom of the gates should be small enough to stop anyone crawling through. In order to avoid nuisance to neighbouring properties, gates should be connected to posts and not fixed directly to the wall of the houses.
- Lighting should be provided to the front and rear of the houses, operated by photoelectric cell from dusk to dawn.
- Lighting should be provided within the parking court to an adequate and uniform level (as defined within BS 5489) so as not to allow any areas of pooling/shadowing.

2.3 Management & Maintenance

- Operation and maintenance of communal vehicular and pedestrian gates into the parking areas. Access controls / locking mechanisms to the door sets and gates will be essential to the security of this scheme and it is most important that these systems are regularly maintained.
- Cleaning, removal of graffiti and repair of damage arising from vandalism should be carried out quickly in order to maintain a culture of care and respect. A lack of maintenance often attracts further abuse.

2.4 Construction

Careful consideration should be given to securing the site during construction, to prevent unauthorized access and theft of equipment. For more information, please contact the local Crime Reduction Adviser (details below).

Name of local CRA(s):	Denis Brogan
Contact Telephone No(s):	0161 856 3560

Untidy sites and their surroundings can be littered with debris accessible to vandals who often use loose materials as missiles to commit crime. We recommend the preferred contractor on this scheme is a member of the 'Considerate Constructors Scheme' (see Appendix 2), who maintain responsibility for a tidy area around their site.

3.0 Conclusions

This development has been assessed against and is generally consistent with the principles of CPTED, thus reducing the opportunities for crime and the fear of crime. Subject to the above measures being included within the scheme, we are happy to endorse this development.

If these measures are implemented, an application for SBD accreditation is likely to be successful.

designforsecurity Consultant	
	Michael Craig

Appendices

A1 Glossary of Crime Types

SOURCE: Home Office

Arson

Deliberately destroying or damaging property by fire.

Burglary in a dwelling

Burglary in a dwelling

Where an offender enters a dwelling as a trespasser to steal or commit grievous bodily harm.

Aggravated burglary in a dwelling

Where an offender, armed with a firearm, weapon or explosive, enters a dwelling as a trespasser to steal or commit grievous bodily harm.

Burglary in a building other than a dwelling

Burglary in a building other than in a dwelling

Where an offender enters a building other than a dwelling as a trespasser to steal or commit grievous bodily harm.

Aggravated burglary in a building other than a dwelling

Where an offender, armed with a firearm, weapon or explosive, enters a building other than a dwelling to steal or commit grievous bodily harm.

Criminal damage

Criminal damage to a dwelling

Deliberately, or recklessly, destroying or damaging somebody else's home.

Racially or religiously aggravated criminal damage to a dwelling

Deliberately, or recklessly, destroying or damaging somebody else's home, where there is a racial or religious motive to the offence.

Criminal damage to a building other than a dwelling

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else.

Racially or religiously aggravated criminal damage to a building other than a dwelling

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else, where there is a racial or religious motive to the offence.

Criminal damage to a vehicle

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else.

Racially or religiously aggravated criminal damage to a vehicle

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else, where there is a racial or religious motive to the offence.

Other criminal damage

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere).

Racially or religiously aggravated other criminal damage

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere), where there is a racial or religious motive to the offence.

Threat or possession with intent to commit criminal damage

Threatening or causing someone to fear that his or her property might be damaged; or possessing anything, without lawful excuse, intended to cause damage.

Less serious wounding

Less serious wounding (including any minor injury)

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm.

Racially or religiously aggravated other wounding

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm, where there is a racial or religious motive to the offence.

Common assault (includes some minor injury)

Common assault (no injury)

Assaulting another person where the victim receives a minor injury or, as of 2002/03, no injury.

Racially or religiously aggravated common assault

Assaulting another person where the victim receives no injury and there is a racial or religious motive to the offence.

Miscellaneous theft

Theft from the person

Stealing property from another person, with intent to permanently deprive him or her of it.

Theft from shops

Stealing, with intent to permanently deprive, from retail premises (i.e. shoplifting).

Theft by an employee

Stealing from one's employer, with intent to permanently deprive the employer.

Theft or unlawful taking of mail

Unlawfully taking away or opening a mailbag.

Proceeds of crime

Concealing, disguising, converting, transferring or removing property obtained through criminal activity (i.e. money laundering).

Abstracting electricity

Dishonestly using, wasting or diverting electricity, without authority.

Other theft or unauthorised taking

Stealing not classified elsewhere.

Handling stolen goods

Dishonestly receiving or handling goods, knowing or believing them to be stolen.

Robbery

Robbery of personal property

The actual or threatened use of force during or immediately before the theft of personal property.

Robbery of business property

The actual or threatened use of force during or immediately before the theft of property belonging to a business.

Serious wounding

More serious wounding or other act endangering life

Viciously intending to cause grievous bodily harm to another person.

Theft from a motor vehicle

Theft from a vehicle

Where there is intent to steal from a vehicle rather than drive it away.

Vehicle interference and tampering

Interfering with a vehicle, its contents or anything carried in it.

Theft in dwelling

Theft from an automatic machine or meter

Stealing money from a meter in a dwelling.

Theft in a dwelling other than from an automatic machine or meter

Stealing property from a dwelling where the thief has not trespassed to gain entry

Theft of a motor vehicle

Theft or unauthorised taking of a motor vehicle

Stealing a motor vehicle, with intent to permanently deprive the owner of it.

Aggravated vehicle taking

Stealing a motor vehicle, with intent to permanently deprive the owner of it, and driving that vehicle dangerously, or consequently causing injury or damage to property, including to the vehicle.

Theft of a Pedal Cycle

Theft or unauthorised taking of a pedal cycle

Stealing a bicycle, with intent to permanently deprive the owner of it.

A2 Considerate Constructors Scheme

SOURCE:

www.considerateconstructorsscheme.org.uk

Code of Practice for the Scheme

1. Considerate

All work is to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, and the general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.

2. Environment

Be aware of the environmental impact of your site and minimise as far as possible the effects of noise light and air pollution. Efforts should be made to select and use local resources wherever possible. Attention should be paid to waste management. Reuse and recycle materials where possible.

3. Cleanliness

The working site is to be kept clean and in good order at all times. Site facilities, offices, toilets and drying rooms should always be maintained to a good standard. Surplus materials and rubbish should not be allowed to accumulate on the site or spill over into the surroundings. Dirt and dust from construction operations should be kept to a minimum.

4. Good Neighbour

General information regarding the Scheme should be provided for all neighbours affected by the work. Full and regular communication with neighbours, including adjacent residents, traders and businesses, regarding programming and site activities should be maintained from pre-start to completion.

5. Respectful

Respectable and safe standards of dress should be maintained at all times. Lewd or derogatory behaviour and language should not be tolerated under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment is to be shown at all times. Operatives should be instructed in dealing with the general public.

6. Safe

Construction operations and site vehicle movements are to be carried out with care and consideration for the safety of site personnel, visitors and the general public. No building activity should be a security risk to others.

7. Responsible

Ensure that everyone associated with the site understands implements and complies with this code.

8. Accountable

The Considerate Constructors Scheme poster is to be displayed where clearly visible to the general public. A site's contact details should be obvious to anyone affected by its activities.

Seven Attributes of Safer Places

1. Access & Movement

Places with well defined and well used routes with spaces and entrances that provide for convenient movement without compromising security. Crime and anti-social behaviour are more likely to occur if:

- Pedestrian routes are poorly lit, indirect and away from traffic;
- Streets, footpaths and alleyways provide access to the rear of buildings;
- There are several ways into and out of an area – providing potential escape routes for criminal activity;
- It is easy for people to become lost or disorientated; streets and spaces are unwelcoming or underused by capable guardians.

A good movement framework has direct routes that lead people safely to the places they want to go by whatever means – on foot, by bike or on public transport. Layouts based on main routes and shared spaces reduce the need for underused alleyways, shortcuts and minor access points that can become vulnerable to or facilitate crime. The consequences of the number and type of connections in this setting need to be carefully considered.

2. Structure

Places that are structured so that different uses do not cause conflict. Crime and anti-social behaviour are more likely to occur if:

- Buildings and private/communal spaces have a large number of sides exposed to the public realm;
- The way that buildings streets and spaces are laid out allow criminals to move around and operate undetected;
- A places tends to bring together people who are likely to offend and suitable targets;
- Capable guardians are not present;
- Places become derelict or underused;
- Under and unused buildings and spaces that have become vulnerable to crime are not remodelled or removed.

A safe and legible urban structure has a well-defined and clearly understood movement framework and good quality, well-used public spaces that support surveillance. Pedestrians need well-lit and clearly defined routes linking areas of activity and key destinations. A legible layout lessens the need to depend on signs to find one's way around. It enables people to read their surroundings and the way ahead in order to detect dangers and warning signs.

3. Surveillance

Places where all publicly accessible spaces are overlooked. Crime and anti-social behaviour are more likely to occur if:

- Criminals can operate, including travelling to and from the location, without fear of being seen;
- Criminals or their activities do not attract attention – or they are confident that no one will take any action;
- All sides of buildings and all parts of spaces are not overlooked by surrounding users or passers-by;
- Buildings and spaces are not designated to allow surveillance 'outside' from 'inside' and vice versa.

Clear sightlines and good visibility allow people to see where they are going and make a reasonable choice of routes. This has a significant impact on feeling and being safe. In areas designed for use after dark, visibility depends on effective lighting. Well-designed lighting increases the opportunity for surveillance at night, sends positive messages about the management of an area, and enhances the aesthetics of the night-time environment.

4. Ownership

Places that promote a sense of ownership, respect, territorial responsibility and community. Crime and anti-social behaviour are more likely to occur if:

- It is unclear whether space is public or private, and what behaviour is expected in each;
- Private space is easily accessible to people who have no right to be there;
- An offender's presence in the area does not attract attention;
- A place feels like it is not under supervision of local residents, businesses, organisations or other users.

Encouraging residents and tenants to feel a sense of ownership and responsibility for their surroundings can make an important contribution to crime prevention. Uncertainty of ownership can reduce responsibility and increase the likelihood of crime and antisocial behaviour going unchallenged. Alternatively, when responsibility and ownership are high, there is a feeling that crime is more likely to be detected and responded to.

5. Physical Protection

Places that include necessary, well-designed security features. Crime and anti-social behaviour are more likely to occur if:

- The target hardening measures (for example the doors, windows and gates recommended for 'Secured By Design' (SBD) accreditation) are not selected to be appropriate to the building and to the crime risk faced, or are not integrated, installed or used properly;
- It is easy to enter and exit properties illegally;
- It is easy to remove property.

Physical protection involves measures that make it more difficult to commit offences and instil a feeling of safety in users. It includes active security measures (such as locks, doors, windows, and glazing) that aim to place secure physical barriers or surveillance in the path of the criminal – making crime harder to commit and raising the risk of detection and possible capture. It is important that this is done in a balanced way by employing methods that reasonably secure a place without visibly announcing that the design was concerned about crime.

6. 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. Crime and anti-social behaviour are more likely to occur if:

- An area is either very quiet or very busy, depending on the local context and the type of crime;
- Different groups of people feel that there is nothing to do;
- Criminals can go about their business unnoticed;
- Places become devoid of activity at certain times of the day or night, whilst remaining accessible to offenders;
- Potential offenders and/or victims are concentrated in the same place at the same time, such as bus stops, taxi ranks, or fast food outlets after pubs close or areas of the town centre throughout the evening.

Crime can be deterred through the 'eyes on the street' of people going about their everyday business. However, too much activity risks anonymity and can also lead to increases in the opportunity to commit particular types of crime, such as pick-pocketing, and anti-social behaviour. Decisions about which levels and types of activity are appropriate need to be made for the local context.

Within residential areas, there can be advantages for crime prevention to attracting a mix of people of different ages, lifestyles and economic status. This avoids concentrations of groups such as young people that may be more likely to offend, or be targeted as victims, or create areas devoid of occupation, activity and surveillance at particular times. Providing a range of housing types in terms of dwelling size, type, tenure and affordability can enable this.

7. Management and Maintenance

Places that are designed with management and maintenance in mind, to discourage crime in the present and the future. Crime and anti-social behaviour are more likely to occur if:

- Places are untidy or unattractive, giving the impression of not being cared for or that crime and disorder is tolerated;
- Signs of disorder and neglect, such as broken windows, abandoned vehicles or graffiti are not removed at the earliest opportunity;
- An organised human presence (such as police, security guards, street wardens or concierges) is absent.

The overall quality of the environment and its upkeep can influence both the perception and reality of safety and security. A good quality, attractive public space that is perceived as well maintained and cared for by its owners and its users improves its overall image, encourages greater use, promotes greater respect for the environment and reduces the likelihood of crime or vandalism.

The above general measures/principles should be considered in the detailed design of the development. In terms of the layout of the development, the following site/development specific issues are highlighted at this stage and need to be addressed in the final design:

- Dwellings should front onto the surrounding streets or the access road, in order to create 'active frontages' and maximise surveillance over visitors. The sides (including gables) and rears of the dwellings should be defined as private space and adequately secured to prevent unauthorised access. The front gardens of dwellings should be clearly defined as separate from the adjacent pubic highway, in ownership/control of the residents themselves.
- It is essential that the development is designed so that residents vehicles are secure and overlooked. It is preferable that all dwellings either have the provision to garage vehicles or have in-curtilage gated car parking arrangements. Where this is absolutely unachievable, parking spaces should be provided in small groups, directly in front of the dwellings they serve.

- A successful lighting scheme deters and reveals potential intruders and reduces the fear of crime. Lighting levels should be good, but not oppressive and evenly distributed.

- Any proposed landscaping features (hard or soft) should not impede natural surveillance of/from the buildings or create a climbing aid over any boundaries. Future soft landscaping growth and maintenance must be taken into account at the design stage.