

Planning

From: Roberts, Mark
Sent: 31 October 2017 14:06
To: Planning
Subject: FAO Mr Rob Smith - NYM/2017/0743/FL - Cloughton Sawmill, Whitby Road, Cloughton
Attachments: 2017-10-31 Report NYM-2017-0743-FL.pdf

Our Ref: 439-2/2017 MR
Your Ref: NYM/2017/0743/FL

Date: 31 October 2017

Mr Rob Smith
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
North Yorkshire
YO62 5BP



Dear Mr Smith,

Proposal Application in respect of variation of conditions 2 (material amendment) and 5 of planning approval NYM/2016/0880/FL to amend the occupancy from holiday accommodation to temporary workers accommodation

Location Cloughton Sawmill, Whitby Road, Cloughton

Many thanks for giving North Yorkshire Police the opportunity to make comment on this application. Please find attached a copy of my report, which contains a crime & disorder analysis at Appendix A

I would be grateful if a copy of the report could be forwarded to the applicant for their information and attention.

Yours sincerely

Mr Mark Roberts
Collar Number 4573
Designing Out Crime Officer
Partnership Hub
North Yorkshire Police



NORTH YORKSHIRE POLICE

Designing out Crime Report

**Planning Application – NYM/2017/0743/FL
Location**



**Mr. Mark Roberts
Police Designing Out Crime Officer**

31 October 2017

Police Ref No: 439-2/2017 MR

Proposal

Application in respect of variation of conditions 2 (material amendment) and 5 of planning approval NYM/2016/0880/FL to amend the occupancy from holiday accommodation to temporary workers accommodation

Planning Policy Context - Relevant Guidance

National

A strong legislative and policy framework exists for considering Community Safety as part of the planning process. The National Planning Policy Framework (England) paragraph 58 and 69, states that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

National Planning Practice Guidance states:

“Designing out crime and designing in community safety should be central to the planning and delivery of new development. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and do all they reasonably can to prevent crime and disorder”.
(Paragraph 010 Ref ID: 26-010-20140306).

“Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits”.
(Paragraph 011 Ref ID: 26-011-20140306)”

Local

Development Policy 3 – Design (Page 54) North York Moors Core Strategy and Development policies, states “To maintain and enhance the distinctive character of the National Park, development will be permitted where: (7) The design takes account of the safety, **security** and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority. The safety and security of potential users of new development are an important consideration which should be taken into account at an early stage in the design process. Incorporating features which address this issue will help to contribute to a high quality and safe environment for all (7.7. page 57)

Safety and Security Considerations

Typical safety and security implications for a development of this nature could include:

Burglary (Dwelling and outbuildings)
Damage to buildings and vehicles
Auto-crime
Bicycle theft
Unauthorised access to buildings/private space



Anti-social behaviour
Theft and damage during construction period

Crime Issues at Location

An analysis of police recorded incidents covering an area as shown in the report in Appendix A highlights the presence of crime and anti-social behaviour in the area which could impact upon the security of the scheme. The analysis covers a period from the 1 October 2016 to 30 September 2017. In summary, there were 3 crimes and no anti-social behaviour incidents recorded during this twelve month period.

In view of the above it would be reasonable to state that the development lies within an area with low crime & disorder levels. However any new development has the potential to increase these levels if the designing out of crime is not considered and implemented.

Observations, Advice and Recommendations

Design & Access Statement

The submitted Design & Access statement makes no reference as to what crime prevention measures are to be incorporated into the development.

CABE's document "Design & Access Statements – How to Write, Read and Use Them", states that "Statements should demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime"

Access & Movement

The site is bounded by existing woodland and there is only one formal access point, which is to be controlled by electric security gates, as shown on the Proposed Site Plan drawing and this is welcomed. These security gates should be a minimum of 1.8m in height and should be capable of being operated without the need for the driver to alight from their vehicle.

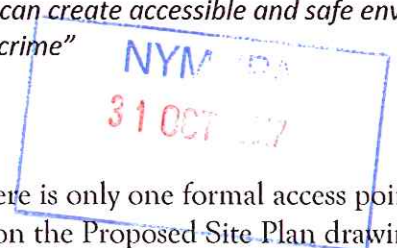
Car Parking

There are currently two areas of proposed parking provision, one is to the rear of the Reception Building and the other is to the side of the Wet Weather Facility. Neither of these parking areas enables vehicles to be seen from within the buildings, due to a lack of fenestration in the elevation facing the car park.

To remedy this consideration should be given to either introducing additional windows into the elevations facing the car park areas, from normally occupied rooms, or installing a CCTV system to cover these areas

Any CCTV system installed must meet the standards required by the Data Protection Act 1998, which states that data recorded with the purpose of identifying individuals performing criminal activities must be of sufficient quality to do so, otherwise its capture is unjustified. For further information the applicant should either contact the Information Commissioners Office (ICO), or visit the website at:

<https://ico.org.uk/>



Cycle storage

The Proposed Site Plan drawing shows the provision of secure cycle storage located near to each residential unit and this is welcomed.

These storage units should have cycle anchorage points available and the door should be fitted with either a key or fob operated lock. Digital locks should be avoided as their management is often overlooked.

Lighting

Although it is accepted that light pollution may be a consideration, lighting or the lack of it can have a significant impact on crime and the fear of crime

Therefore all external doors should be fitted with vandal resistant security lights, operated by a photocell sensor and fitted at a height that makes them not easily accessible.

Section 4.10 of the Design & Access statement states that low level lighting will be installed to illuminate the car parks and footways. Careful consideration will need to take place with regards to the lighting, should a CCTV system be installed to cover the car parks as suggested above, to ensure that it is compatible with the CCTV system to ensure that there is no loss of picture quality or colour rendition.

Landscaping

Any planting should not obstruct windows or lighting. Planting should not restrict natural surveillance and should not provide hiding places.

Construction Phase

There are many crimes that can occur during the construction phase of building. Common crimes include the theft of plant, equipment, materials, tools and diesel fuel. It is therefore strongly recommended that site security be given serious consideration should this application be successful.

Additional Comments

Although not necessarily a planning issue I would also make the following comments.

Mail Delivery

Mail delivery for the residential units should either comprise of an external "through the wall" delivery system, with a lockable internal collection box for each unit, or an individual externally mounted, lockable mailbox for each unit.

Alternatively mail could be delivered to the Reception Building, which could house individual lockable letterboxes for each unit.

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Access Control for Residential Units

The main communal entrance doors to the "Safari Tents" should be fitted with an audible or visual alert system, assigned to each individual unit, to signal to the resident that there is someone wishing to gain entry.

Doors & Windows

All doors and windows, including internal doors to the residential units, should be to a good security standard to make forced entry harder to achieve.

Safe

Consideration could be given to providing each individual residential unit with a safe, similar to those provided in hotel rooms, to provide secure storage for valuables and important documentation.

Conclusion

In relation to the application to vary conditions 2 and 5 of approved planning application NYM/2016/0880/FL, I would have no objections. However I would request that the Authority require the applicant to submit full written details of how the issues raised in this report are to be addressed. These measures should be agreed in writing by the Local Authority in consultation with North Yorkshire Police.

The details should provide rationale and mitigation in relation to any suggestions made in this report that are not to be incorporated.

Reason: To satisfy Paragraph 58 and 69 of the National Planning Policy Framework and Development Policy 3 of the Authority's Core Strategy.

It will also enable the Authority to discharge its functions in accordance with Section 17 of the Crime & Disorder Act 1998.



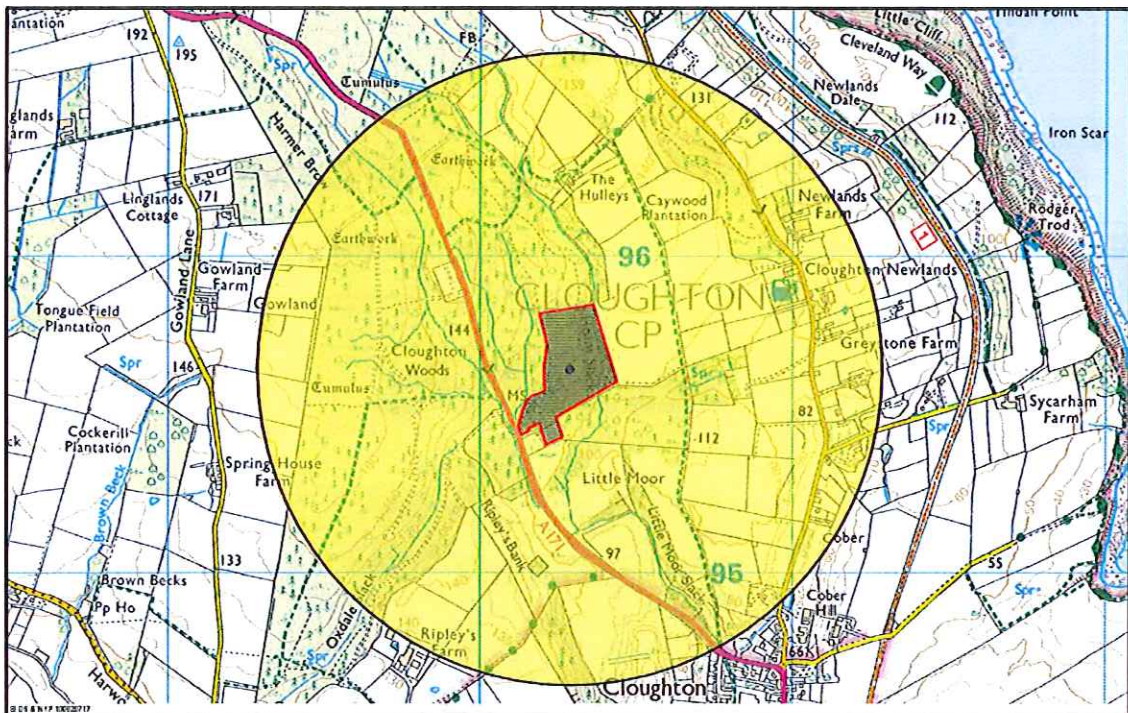
Mr Mark Roberts
Designing Out Crime Officer
Police Station, Northway, Scarborough, North Yorkshire, YO12 7AD

Appendix A

North Yorkshire Police Crime Analysis

Analysis Study area	Cloughton Sawmill, Whitby Road, Cloughton
Planning Application reference	NYM/2017/0743/FL
Size of study area	1km Radius
Study period start	1 October 2016
Study period end	30 September 2017
Date study completed	31 October 2017
Compiled By	Mark Roberts DOCO

Map of Study Area



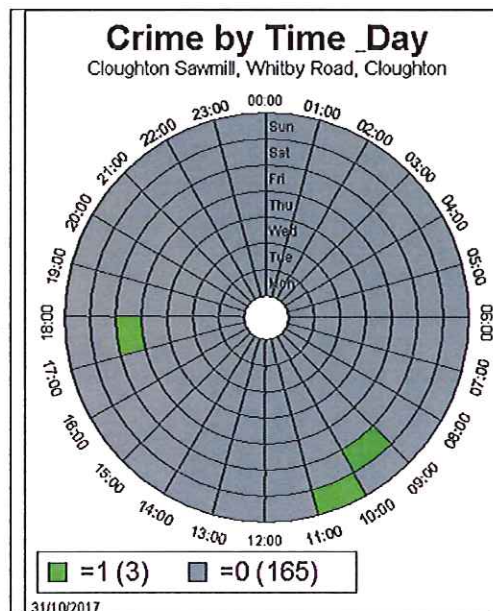
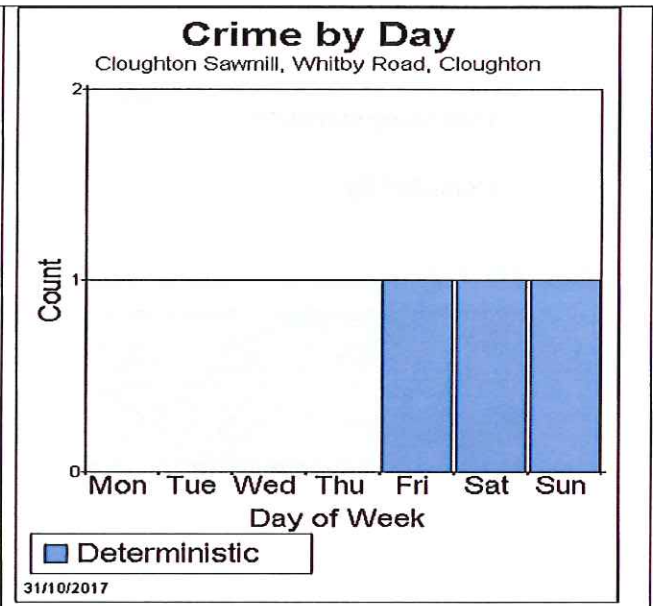
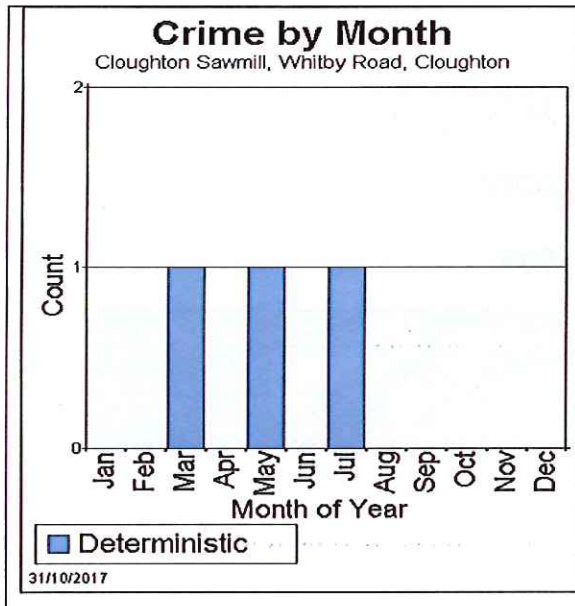
Anti-Social Behaviour

ASB Group	Total
ASB Environmental	
ASB Nuisance	
ASB Personal	
Grand Total	0



Crime

Crime Group	Total
Arson & Criminal Damage	
Burglary Dwelling	
Burglary Other	
Drug Offences	
Fraud	
Misc Crimes Against Society	
Possession Of Weapons	
Public Order Offences	
Robbery	
Sexual Offences	
Theft: All Other Theft	1
Theft: Bicycle Theft	
Theft: Shoplifting	
Theft: Theft From Person	
Vehicle Offences	2
Violence Against The Person	
Grand Total	3



NY/IN/PA
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