

**BOROUGH OF TELFORD & WREKIN**

**CABINET – 30<sup>TH</sup> JUNE 2008**

**DESIGN FOR COMMUNITY SAFETY SUPPLEMENTARY PLANNING DOCUMENT**

**REPORT OF CORPORATE DIRECTOR ENVIRONMENT & REGENERATION**

**1. PURPOSE**

- 1.1 To adopt the “Design for Community Safety” Supplementary Planning Document (SPD). This is comprised of the Guidance plus the associated sustainability and consultation statements (see Appendix A).

**2. RECOMMENDATIONS**

- 2.1 That Cabinet approve and adopt the SPD for use;
- as part of the emerging LDF and
  - in Development Control for use in assessing planning applications

**3. SUMMARY**

This document has been produced in response to Government policy and guidance documents, specifically Planning Policy Statement 1: Delivering Sustainable Places (2005) and its companion guide, “Safer Places: The Planning System and Crime Prevention” (2004).

The “Design for Community safety” SPD is intended to guide developers, planning consultants and members of the public about how to reduce crime when designing development proposals. However it will also be a policy document that development control officers can use when assessing the appropriateness of planning applications in respect of crime prevention and community safety.

As part of the formal adoption process under the LDF, the document has been through both an early consultation period from January to March 2007 and more recently, full public consultation which concluded in March 2008. Both consultations yielded a number of comments which were fully considered in detail at a number of sessions of the Council’s Development Plan Steering Group (a cross party member group put in place to advise on LDF preparation). DPSG has been actively involved in the revision of the document and at it’s most recent

meeting in March, advised that the document should go forward for to Cabinet for adoption.

#### **4. PREVIOUS MINUTES**

Not applicable.

#### **5. INFORMATION**

##### **5.1 Background**

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 to do all they can to reasonably prevent it. However it was not until 2004, with the publication of “Safer Places: The Planning System and Crime Prevention” by the OPDM and the Home Office that guidance was given about how this might apply to the planning system. With the increasing emphasis on developing sustainable communities, the publication of “PPS 1: Delivering Sustainable Places” (2005), ensured that these new developments should also be “safe” places for people to live work and enjoy.

More recently, the DCLG Circular 1/2006, s.87 requires that any Design and Access Statement accompanying a planning application should *“demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe sustainable places set out in Safer Places: the Planning System and Crime Prevention.”*

Whilst the “Design for Community Safety” highlights many of the principles that appear in the “Safer Places” document, the former offers a more practical approach in regard to design. It has been developed in partnership with West Mercia Police and the Council’s Safer Communities Strategic Unit, who have both supported the need for such practical guidance. It is intended that the publication of this document will strengthen the overall approach to tackling crime reduction both before and after a development is constructed.

In regard to local policy, the new document is intended to expand and support Policy CS15 in the LDF Core Strategy. It also supports implementation of saved Wrekin Local Plan policy UD2, although it is intended this will be superceded by a policy in a later Development Plan Document (DPD).

##### **5.2 Equal Opportunities**

**5.2.1** Social exclusion exists in places that suffer problems where groups are segregated from other parts of society. It is recognised that poor design

can severely undermine employment opportunities or the general quality of life by cutting off residential areas from commercial activity.

5.2.2 Good design can promote a high quality and more integrated environment that is beneficial to the well being of all users.

### **5.3 Environmental Impact**

5.3.1 A Sustainability statement has been completed as part of the LDF process (see attached).

### **5.4 Legal Comment**

5.4.1 Supplementary Planning Documents (SPDs) have statutory status under the Local Development Framework and replace supplementary planning guidance issued under the former system. Although not subject to examination, before an SPD can be adopted by LPA statutory consultation requirements under Regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2004 must be complied with.

5.4.2 Before adoption the SPD the LPA must have considered any representations received and prepared a statement setting out a summary of the main issues raised in representations and how these have been addressed in accordance with Regulation 18(4).

5.4.3 If the SPD is adopted copies of the statement referred to above, an adoption statement and the SPD will be made available for inspection and published on the Council's web-site in accordance with Regulation 19. A copy of the Adoption Statement will also be sent to persons who asked to be notified of the adoption of the SPD.

### **5.5 Links with Corporate Priorities**

5.5.1 The "Design for Community Safety" SPD is intended to expand upon existing national and local policies and presents an opportunity to improve the actual and perceptual safety of the built environment. It is intended to reduce the incidence of crime and anti-social behaviour from the outset, thereby reducing the need for additional security measures.

### **5.5.2 Risks and Opportunities**

The adoption of the guidance signals an opportunity to widen the scope of crime prevention and raise awareness that the design process can play a part in this. It will also harmonise the guidance on this issue provided by the local crime prevention officer and the development control officers thus reducing the risk of conflicting advice being given.

By not adopting the **guidance**;

**Comment [F1]:** Suggest you add title in here around Risk and Opportunities so it is clear you have identified the risks – also – mention briefly whether you are managing these risks and if so how?

- Planning applicants would have to rely solely on government policy and guidance to ensure that their schemes are well designed in respect to crime prevention and community safety. However these documents are technical documents and less practical than the Design for Community Safety.
- New buildings and development schemes may not be as well designed as they might have been either in respect of designing out crime and also integrating security measures. This may leave them more prone to the incidence of crime such as graffiti, vandalism, burglary and antisocial behaviour, etc.
- The cost of fitting security measures retrospectively can be much greater than an initial outlay at the design and construction stages and often more unattractive, for example the use of roller shutters.
- The quality of the built environment may deteriorate more rapidly if fundamental design flaws are not spotted at the planning stages which may encourage crime and antisocial behaviour.
- There may well be social as well as economic implications as the fear of crime in an area can often be more influential and restricting for people than the actual crimes which occur.
- The local police will have an increasingly expanding area of development to cover and respond to incidents which could have been designed out; this may mean that time and resources have to be stretched even further.

## **5.6 Financial Implications**

5.6.1 There are no direct financial implications in adopting this policy, although it may lead to additional consultation with developers prior to their submission of any planning applications. This would be done within the existing Development & Design team resources.

5.6.2 However in the document Safer Places; The Planning System and Crime Prevention” (2004), it is acknowledged that it makes financial sense to “plan out” crime. This is because *“once a development has been completed the main opportunity to incorporate crime prevention measures will have been lost. The costs involved in correcting or managing badly designed development are much greater than getting it right in the first place”*.

## **6. WARD IMPLICATIONS**

6.1 District wide implications: All wards are subject to new development proposals and therefore this SPD will be useful as schemes come forward for consideration.

## **7. BACKGROUND PAPERS**

The Crime and Disorder Act (1998)

Planning Policy Statement 1: Delivering Sustainable Places” ODPM (2005)

“Safer Places: The Planning System and Crime Prevention” ODPM and the Home Office (2004)

Circular 1/2006, DCLG Guidance on Changes to the Development Control System

Shropshire and Telford & Wrekin Joint Structure Plan 1996 - 2011

Wrekin Local Plan 1995 – 2006

Design for Community Safety, SPG, DMBC (2002)

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