



# Kent Police

## Guidance:

**To enable applicants seeking planning consent, to address the crime prevention requirements of Design and Access Statements (DAS).**

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### **Reason for guidance:-**

The below is a guide to help planning applicants address the issue of Crime Prevention reflecting on the attributes of Safer Places. The reason this guide has been prepared is because, the Department for Communities and Local Government (DCLG) circular 01/2006 dated 12<sup>th</sup> June 2006, Section 3, para 87, which deals with the requirement for design and access statements and came into force on 10th August 2006, says:

"PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. Design and access statements for outline and detailed applications should therefore 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*.

### **Design & Access Statements – How to write, read and use them, a CABE guidance document** gives the following guidance:

- Part 1, page 8 - Statements should demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime. These may be particularly relevant to address under layout and landscaping themes. Early consultation with police will help identify key issues in your local area, and measures to help address these. *Safer places - the planning system and crime prevention* (ODPM/Home Office, 2004) contains more information.
- Part 2, page 15 – Under Layout it says, 'But for larger plans, the layout may be balancing a variety of design features such as solar gain, crime prevention and accessibility. In these cases, statements should clearly explain the design decisions that have been made.' It further says at one of the bullet points, 'It should explain how the layout contributes to making a place safer.'
- Part 2, page 17 – Under Landscaping at the first bullet point it says 'Landscape design is about much more than plants. It should include all treatments of outdoor spaces, including street furniture, water features and road materials. The statement should show how the design of outside spaces will make them more attractive, safe, useful and environmentally responsible.'
- Part 2, page 19 – Under Access it says at one of the bullet points, 'The statement should clearly show public and private space and explain how the design has helped make these areas safe.'
- Part 3, page 25 – Under Layout at the fifth bullet point it says, 'Will public spaces be safe, overlooked and convenient? Windows, doors, shop fronts and access routes should be used to overlook and help keep public spaces safe, but they should not jeopardise people's private spaces.'
- Part 3, page 25 – Under Layout at the sixth bullet point it says, 'Does the design address safety and crime prevention?'
- Part 3, page 29 – Under landscaping it says at one of the bullet points, 'Will the landscape design support local character and image, and help define private and public spaces? Good landscape treatment can help

Part 3, page 33 - Under Good Design Principles it mentions *Safer places – the planning system and crime prevention* which is a companion guide to PPS 1 and sets out seven attributes. makes places safe, attractive and successful. Safety, security and business success rely on clear definitions of who can do what where.'

#### **Consultation: -**

The applicant should consider consulting with their local CPDA (Crime Prevention Design Adviser) / ALO (Architectural Liaison Officer), prior to planning submission which could help match the crime prevention measures to the actual, as well as the perceived crime risk for the area. Contact details of your local CPDA/ALO are on the web site [www.securedbydesign.com](http://www.securedbydesign.com)

#### **The Seven Attributes of Safer Places**

The Document "Safer Places - The Planning System and Crime Prevention" has at its heart seven attributes that are particularly relevant to crime prevention and form the focus of the guide. The attributes have emerged from in depth research into crime prevention and urban design practice and theory. These seven attributes of sustainable communities (which can overlap), are particularly relevant to crime prevention and they are:

In Red are examples of how a planning applicant may address these issues, although they are certainly not a definitive list because this would be too long. They are there to help an applicant / developer / architect 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*.

1. **Access & movement** - Places with well defined routes, spaces and entrances that provide for convenient movement without compromising security. The document states that 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.
  1. The public realm has natural surveillance over it from 'active edges' – buildings that have many doors and windows overlooking the public realm.
  2. Lighting of the public realm will be to the relevant current British Standard (quote the standard).
  3. Permeability of the site / development has been appraised that all planned routes will be needed and well used at all times, well overlooked and well integrated and will not undermine defensible space.
  4. Where separate footpaths/alleyways are required, that they have been appraised as being needed (follow desire lines), will be well used by

generating adequate footfall at all times. They should be as straight as possible and wide, avoiding potential hiding places. They should also be overlooked by surrounding buildings and activities and not undermine defensible space.

5. New connections with existing areas are well integrated and if these connections allow for new routes for increased footfall / vehicle use, then these connections do not encourage their use for anti social behaviour nor encourage their misuse at certain times of the day. Examples: rat run at rush hour; footpath connection from a well used night life area which then encourages drunk and boisterous members of the public through a very quiet housing area.
6. Rear garden access alleyways are gated and locked with residents having keys.

**2. Structure** - Places that are structured so that different uses do not cause conflict. The document states that crime and anti-social behaviour are more likely to occur if;

buildings and private and 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 place 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.

1. Buildings are sited to maximise natural surveillance of the public realm whilst still creating defensible space for the occupants.
2. There are no blank gable end walls of dwellings abutting the public realm.
3. In general, it is recommended that streets are designed with the backs and fronts of houses and other buildings being treated differently. The basic tenet is 'public fronts and private backs'. Ideally, and certainly in terms of crime prevention, back gardens should adjoin other back gardens or a secure communal space. Front doors should open onto front gardens, small areas in front of the property, or streets. (From Manual for Streets, para 5.6.1)
4. Where vehicle parking is supplied that design advice in design guides such as: Safer Places – The planning system and Crime Prevention; By Design Better Places To Live; By Design, Urban Design in the Planning System; Car Parking-What works where' by English Partnerships (May 2006); etc has been taken into account in the layout stage.

**3. Surveillance** - Places where all publicly accessible spaces are overlooked. The document states that 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 designed to allow surveillance 'outside' from 'inside' and vice versa.

1. The scope for utilising natural surveillance from active rooms and creating active edges has been utilised.
2. There will be capable guardians such as concierges / park keeper / shopping centre security patrol / etc.
3. Does the public realm have CCTV coverage? However CCTV is not an alternative to natural surveillance by the public and residents.
4. Parking of vehicles in the public domain by owners outside their dwelling has natural surveillance over it by the owners from active windows.

**4. Ownership** - Places that promote a sense of ownership, respect, territorial responsibility and community. The document states that 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 the supervision of local residents, businesses, organisations or other users.

1. Public and private space has been separated by an appropriate boundary treatment.
2. The boundary treatment is suitable for the development.
3. Defensible space has been created.
4. Symbolic barriers have been used.
5. There are signs directing visitors to a reception area.
6. If there is at the side of house vehicle parking in-curtilage, a middle part of a staircase window or active room side window is fitted to aid overlooking of this area by the owners.

**5. Physical protection** - Places that include necessary, well-designed security features. The document states that crime and anti-social behaviour are more likely to occur if;

the target hardening measures, for example for doors, windows and gates, set out by Secured by Design are not selected to be appropriate to the building and to the crime risk faced: not integrated; not properly installed; and not properly used;  
it is easy to enter and exit properties illegitimately;  
it is easy to remove property.

1. Will the development layout incorporate Secured By Design (SBD) principles?
2. Will the development in the built form be to the Secured By Design standard.  
(Front and back doors / French doors will be to the relevant British Standard & / or the SBD standard and have laminate glass fitted - ground

floor windows and those easily accessible above or below ground or windows designated as emergency egress routes will be to the relevant British Standard & / or the SBD standard and if required by the local ALO / CPDA also be fitted with laminate glass - sliding patio doors to the relevant British Standard & / or the SBD standard. (Quote the standard).

3. Will there be an external light covering the front and rear doors of a house operated by photo-electric cell or passive infrared detector?
4. Will utility cupboards be located externally as close as possible to the building line of a dwelling and be overlooked?
5. Will underground car parking areas under flats, be secure? Mention should be made to access control which is controlled by a roller shutter or similar which the bottom metre of which is solid lathes to prevent litter and leaves being blown into the parking area, whilst above this it is visually permeable. The shutters should start to close within 5 seconds of vehicles leaving or entering the parking area, so as to prevent unauthorised persons tailgating into the parking area or on foot sneaking into the parking area when a vehicle leaves. The sensor that detects motion to close the gate will also be mounted on the inside of the gates to prevent tampering by offenders. CCTV covering the area has been considered and will / not be fitted and that the parking area will be lit to the relevant current British Standard (quote the standard).
6. Will the communal entrances to blocks of flats be fitted with an access control system? This could be a PAC entry system, a door entry phone system and electrical lock release or a combination of these. Where there are 8 or more dwellings off a communal entrance door then there should be CCTV/visual door entry phone system so that residents can visually check who is calling on them. Also if the location is in an area of anti social behaviour or a town centre location there is a risk that the door buzzer will be used by pranksters to cause annoyance, so consideration should be given to fitting a nuisance button to the door entry system that silences the buzzer in the flat if the occupier so desires and then switch it back on when the pranksters have left the area. Communal door entry systems prevent casual intrusion by offenders into the block, where they can break into unoccupied flats during the day without being seen and act as a line of defence against bogus callers.
7. Secure cycle storage is provided. However this should be small in size and in an area where residents have natural surveillance over from active windows. (Similar to vehicle parking requirements).
8. Schools will have provision of a sprinkler system so that fires can be easily put out and arson damage limited. (See design guide for schools at [www.securedbydesign.com](http://www.securedbydesign.com)).

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. The document states that 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 stop, taxi ranks or fast food outlets after pubs close, or areas of town centre throughout the evening.

1. Public activity around the public areas of the development at various times of the day has been thought through and alleyways have been included which will follow desire lines, have maximum available footfall and have natural surveillance over have been planned. It is important not to undermine defensible space.
2. Local shopping areas have been designed to provide a safe shopping environment whilst limiting the scope for youths to use the area in front and behind the shops inappropriately.
3. PPG17 states, "It is part of the function of the planning system to ensure adequate resources for organised and informal recreation. It is part of the 'planning authorities' responsibility to take full account of the need for recreational space." However Play Areas need careful and appropriate design for the area, (see design guide for play areas at [www.securedbydesign.com](http://www.securedbydesign.com))

**7. Management and maintenance** - Places that are designed with management and maintenance in mind, to discourage crime in the present and the future. The document states that 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.

1. Flats and their communal amenity area will be managed by a management company who will maintain the site so it does not fall into disrepute and security is then compromised.
2. A development's public open space will be maintained by....., who will maintain the area in a suitable condition so that a fear of crime is not created by apparent lack of maintenance.
3. The provision of play areas is to provide environments that are stimulating and safe for children of all ages but which prevent play being a source of nuisance to others. Because they are vulnerable to crime, being spoiled and suffering damage, which is expensive to repair a management system should be put in place. (See the design guide for Play Areas at [www.securedbydesign.com](http://www.securedbydesign.com))

## **Conclusion**

As already stated this is not a definitive list, but is meant to help applicants / developers / architects write their Design & Access statements as required by DCLG circular 01/06 and address Crime Prevention. As regards to office and industrial units please see the Secured By Design web site at [www.securedbydesign](http://www.securedbydesign) and for any clarification seek the advice of your local ALO/CPDA.

Planning applications are public documents and easily accessible via council planning department web sites or by a visit to the local planning offices. Where a business development will have high security due to the nature of its business then consultation prior to a planning application should take place. This is so that arrangements can then be made by the applicant with the local planning department to keep these details secure and out of the public realm.

Also on the above Secured By Design web site are design guides on:

- SBD Principles
- SBD New Homes
- Refurbished Properties
- Sheltered Accommodation
- Multi Storey Dwellings
- Secure Railway Stations
- Secure Caravan Parks
- Play Areas
- Youth Shelters & sports systems
- SBD Schools
- SBD Hospitals
- SBD Licensed Premises
- SBD Home Security

## **Safer Parking Scheme**

The Safer Parking Scheme took over from the Secured Car Park Scheme in October 2004 and is another initiative of the Association of Chief Police Officers (ACPO). The initiative is primarily aimed at the management of criminal behaviour within the parking environment, and hence requires owners / operators to adopt an active management strategy to ensure there is minimal occurrence of crime. It is also a scheme which can be assessed by every car park operator (Council & Private operator), in the UK in that few parking facilities can be described as 'secure' but all can be made safer.

The purpose of the Safer parking Scheme is to:

- Reduce crime & the fear of crime within parking facilities
- Provide guidance to owners, operators & developers of parking facilities
- Raise awareness to the general public
- Provide a design framework for Architects and developers

Parking facilities that have achieved the award mean the parking operator has in place measures that help to deter criminal activity and anti social behaviour, thereby doing everything they can to prevent crime and reduce the fear of crime in their parking area. For customers, using the Park Mark Safer parking facility means that the area has been vetted by the Police and has measures in place in order to create a safe environment. To help raise awareness of the new scheme with the public, a new sign has been designed to create a positive image that is instantly recognisable for members of public looking for a car park with a safe environment. All parking facilities approved under the scheme are able to display the "Park Mark" sign at these facilities and are encouraged to do so.

For Park Mark – Safer Parking the web site is:

<http://www.britishparking.co.uk/index.php?path=2,64>

