

Avon and Somerset Constabulary

Crime Prevention Through Environmental Design Planning Response

Site Address – Land At Sodbury Road Wickwar South Gloucestershire GL12 8PG	App. Ref – P22/01300/O
Development Description – Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved.	Response Date – 12/4/2022
Crime Prevention Design Advisor – Kevin Wilkinson Neighbourhood Policing Support Team – South Gloucestershire Concorde House, Harlequin Office Park, Fieldfare, Emersons Green, BS16 7FN Mobile 07889656105 Email: kevin.wilkinson@avonandsomerset.police.uk	
Summary Response	
No Objection or comments	
No Objection – Subject to comments	
Object in principle	
Not acceptable in its current format	X

Detailed Response
<p>I am a Crime Prevention Design Advisor (CPDA) with a responsibility for Crime Prevention Through Environmental Design (CPTED) projects within South Gloucestershire area. As a Constabulary we offer advice and guidance on how the built environment can influence crime and disorder.</p> <p>At this early stage where only outline planning is sought, it is very difficult from a crime reduction/prevention point of view to give any detailed comments as the areas to be addressed such as access, layout and detailed design would normally be decided upon at Reserved Matters stage.</p> <p>However this application indicates that access is to be determined at this stage and therefore the comments below are relevant as to my advice concerning the application.</p> <p>Paragraphs 92, 97 and 130 of the National Planning Policy Framework July 2021 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 106, 110, 108, 112, and 119 also require the creation of safe environments within the context of the appropriate section.</p> <p>In addition Policy CS1 – High Quality Design of the South Gloucestershire Local Plan: Core Strategy (December 2013) in Point 9 states that development proposals will be required to demonstrate that they take account of personal safety, security and crime prevention.</p> <p>Taking the above into account the applicant may wish to consider the below observations:</p>

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1. No consultation has been undertaken between the applicant and the Police Crime Prevention Design Team.
2. Where a Design and Access Statement is required CABE does recommend that the statement includes a section that shows that security and safety have been considered and demonstrates how this will be achieved.
3. The DAS as submitted does not include any information so as to demonstrate that the applicant has considered sufficiently the ASB, crime and safety implications of the application and design. This is an opportunity for the applicant to demonstrate their compliance not only with the NPPF, but also South Gloucestershire's Local Plan 2013 CS1 High Quality Design Paragraph 9 and Design Checklist 2007 Paragraphs 48-51.
4. Crime Prevention through Environmental Design (CPTED) and Secured by Design (SBD) principles look at the whole development. This includes layout of roads, footpaths, parking, lighting, communal areas, boundary treatments and layout and orientation of dwellings. These points all need to be considered at the earliest stage in order to provide a sustainable development where people are safe and feel safe.
5. The provision of the access points from Sodbury Road will naturally increase the permeability of the site and in particular the access to the rear of the existing premises. In South Gloucestershire 66% of the burglaries occur via a rear ground floor window or door.
6. Too much permeability of a development makes controlling crime very difficult, as it allows easy intrusion around the development by potential offenders, it allows them anonymity.
7. Crime is always easier to commit where offenders cannot be recognised. Consequently, they will take opportunities to offend where they are likely to benefit from this anonymity. People expect to see strangers in public space, so there is a natural tendency to ignore them, providing the offender with the anonymity, and thus opportunity, to commit offences.

This problem tends to be at its worst where fully public space directly abuts private space, with no intermediate 'buffer zone' spaces in between. In public spaces, everyone has a legitimate excuse to be there, and wrongdoers become indistinguishable from legitimate users. Because of this, many people are less inclined or able to recognise problems or, more significantly, to intervene when they occur. It is much easier to ignore anti-social behaviour in public areas over which individuals have little control than in more private areas

Due to the comments above I feel that this application does not provide sufficient detail in some areas, as well as requiring clarification in others in order to make a suitable decision as to its ability to meet the safety and security requirements of the National Planning Policy Framework or the South Gloucestershire Core Strategy.

I would judge this application currently to be "Not acceptable in its current format".

Kevin Wilkinson