

# DRAFT DOCUMENT

<b>Title of Report:</b>	<b>Designing Out Crime from New Developments</b>
<b>Report to be considered by:</b>	Safer Select Committee
<b>Date of Meeting:</b>	06 December 2010
<b>Forward Plan Ref:</b>	

**Purpose of Report:** To inform the Safer Select Committee of current activities intended to design out crime from new developments.

**Recommended Action:** To note the report

**Reason for decision to be taken:**

**Other options considered:**

**Key background documentation:**

The proposals contained in this report will help to achieve the following Council Plan Priority(ies):

- CPP1 – Support our communities through the economic downturn** – to alleviate the impact on different communities and individuals who find themselves out of work and/or disadvantaged
- CPP2 – Raise levels of educational achievement** – improving school performance levels
- CPP3 – Reduce crime and the fear of crime**

The proposals will also help achieve the following Council Plan Theme(s):

- CPT1 - Better Roads and Transport**
- CPT2 - Thriving Town Centres**
- CPT3 - Affordable Housing**
- CPT4 - High Quality Planning**
- CPT5 - Cleaner and Greener**
- CPT6 - Vibrant Villages**
- CPT7 - Safer and Stronger Communities**
- CPT8 - A Healthier Life**
- CPT9 - Successful Schools and Learning**
- CPT10 - Promoting Independence**
- CPT11 - Protecting Vulnerable People**
- CPT12 - Including Everyone**
- CPT13 - Value for Money**
- CPT14 - Effective People**
- CPT15 - Putting Customers First**
- CPT16 - Excellent Performance Management**

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The proposals contained in this report will help to achieve the above Council Plan Priorities and Themes by:

Portfolio Member Details	
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E-mail Address:	alaw@westberks.gov.uk
Date Portfolio Member agreed report:	

Contact Officer Details	
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## Implications

### Policy:

### Financial:

If there are any financial implications contained within this report this section **must** be signed off by a West Berkshire Group Accountant. Please note that the report cannot be accepted by Policy and Communication unless this action has been undertaken.

### Personnel:

### Legal/Procurement:

### Property:

### Risk Management:

### Equalities Impact Assessment:

For advice please contact Principal Policy Officer (Equalities) on Ext. 2441.

### Corporate Board's Recommendation:

to be completed after the Corporate Board meeting

**NOTE: The section below does not need to be completed if your report will not progress beyond Corporate or Management Board.**

Is this item subject to call-in?	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>
If not subject to call-in please put a cross in the appropriate box:		
The item is due to be referred to Council for final approval		<input type="checkbox"/>
Delays in implementation could have serious financial implications for the Council		<input type="checkbox"/>
Delays in implementation could compromise the Council's position		<input type="checkbox"/>
Considered or reviewed by Overview and Scrutiny Commission or associated Task Groups within preceding six months		<input type="checkbox"/>

*Footer to be completed by Policy & Communication*

West Berkshire Council

name of decision body

date of meeting

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Item is Urgent Key Decision

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*Footer to be completed by Policy & Communication*

West Berkshire Council

name of decision body

date of meeting

## Executive Summary and Report

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### 1. Introduction

1.1 The Safer Select Committee requested at their last meeting of 20<sup>th</sup> September 2010, to receive information regarding the current approach to designing out crime from new developments.

1.2 The following information sets out current information regarding this matter for the Committee's information.

### 2. Current Approach

2.1 The West Berkshire District Local Plan 1991 - 2006 Saved Policies September 2007 includes Policy OVS.11 which states: "All development schemes within West Berkshire should be designed so as to reduce the potential for criminal activity and anti-social behaviour. In this regard, all new development should:

- (1) Ensure that development is to a high standard of design, thus reconciling the visual quality of development with the need for crime prevention; and
- (2) Be designed to maximise natural surveillance of public spaces from buildings, pedestrians and motorists; and
- (3) be designed to include a limited number of access points, provide secure boundaries around private and public spaces, and provide adequate lighting at meeting places and pedestrian walkways; and
- (4) Be designed to encourage social contact and to support the principles of neighbourhood watch."

2.2 The Crime prevention Liaison officer at Thames Valley Policy is routinely consulted on all application involving development of 10 or more residential units or 1,000 sq meters of non residential development.

2.3 Since the above Policy was introduced the government has also introduced National Planning Policy Statement 1 which establishes the general approach for delivering sustainable development through development plans and local authorities are required to "promote communities which are inclusive, healthy, safe, and crime free". (para 27)

2.4 Finally in the preparation of the West Berkshire Core Strategy both the Thames Valley Police Authority and the Hampshire Police Authority were consulted and commented on the new policies as they emerged through the planning process.

2.5 New policy CS 15 Design Principles is intended to replace OVS11 and states: "New development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area and makes a positive contribution to the quality of life in West Berkshire. Good design relates not only to the appearance of a development but the way in which it functions. Considerations of design and layout must be informed by the wider context, having regard not just

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to the immediate area but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.

- 2.6 Development proposals will be expected to: Create safe environments, addressing crime prevention and community safety,..."
- 2.7 Paragraph 5.73 of the West Berkshire Core Strategy goes on to say; " Design and Access Statements are required to be submitted with most planning applications and these should demonstrate how a proposal addresses the design considerations set out in this policy, in the SPD Quality Design - West Berkshire and other relevant documents such as Town and Village Design Statements.
- 2.8 The criteria in "Building for Life" published by CABE will be incorporated wherever possible and will be used to monitor the quality of new residential development. Developments should incorporate "Secured by Design" principles to reduce opportunities for crime and fear of crime."
- 2.9 At the recent examination in to the West Berkshire Core Strategy Policy CS15 the Inspector did not wish to examine the proposed policy any further.

## 3. Conclusion

- 3.1 The Committee are asked to note this information.

## Appendices

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There are no appendices to this report.

## Consultees

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**Local Stakeholders:** \*

**Officers Consulted:** \*

**Trade Union:** \*