



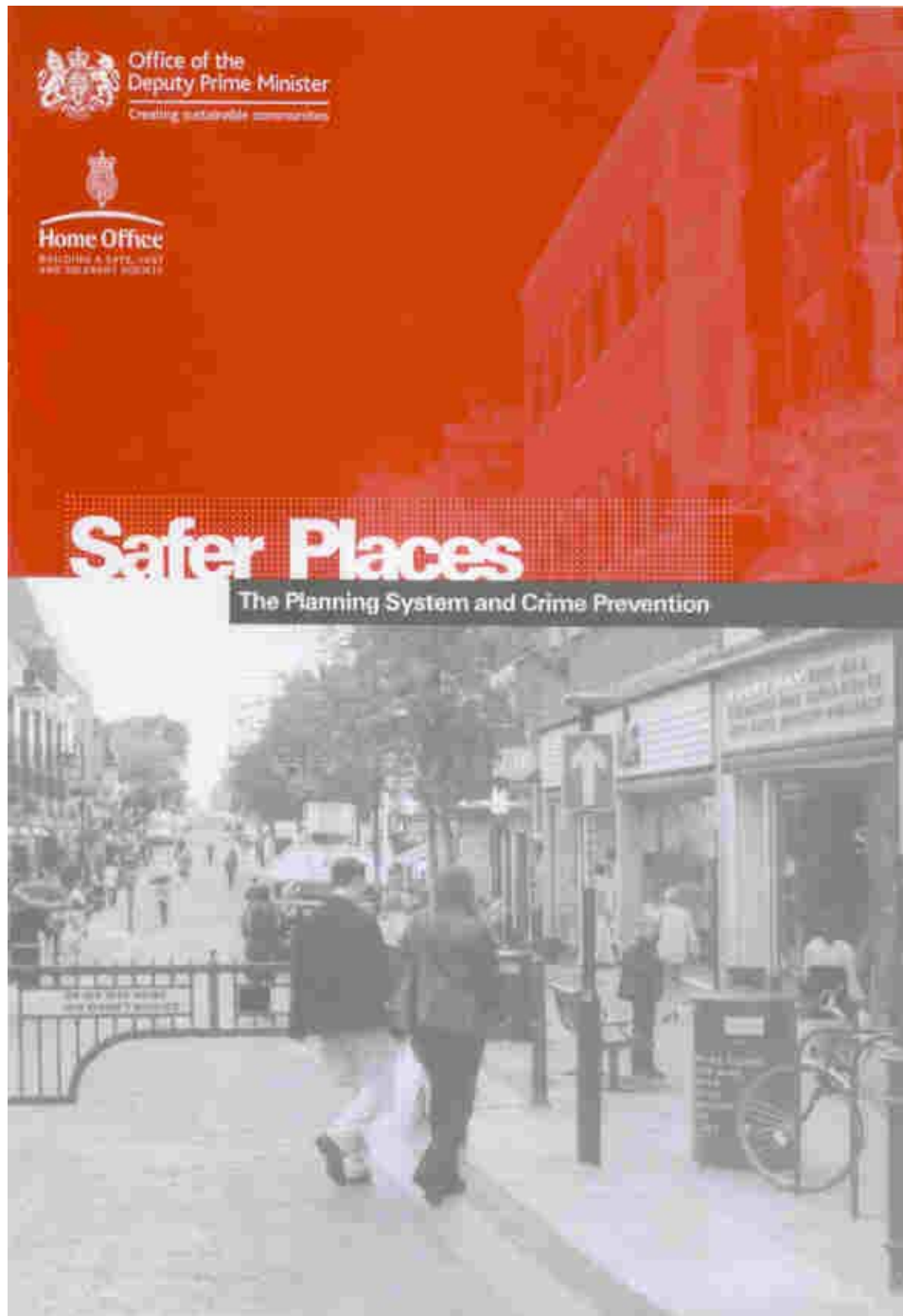
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## **New Government CPTED Guideline for England**

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## **Safer Places: The Planning System and Crime Prevention**

'Safety and security are essential to successful, sustainable communities. Not only are such places well-designed, attractive environments to live and work in, but they are also places where freedom from crime, and from the fear of crime, improves the quality of life. Yet, for far too long, too little attention has been paid by planners and designers to crime issues. As a result, there are far too many examples of poor quality development that has resulted in a costly and long-lasting heritage of the wrong kind. By highlighting the need to consider crime prevention as part of the design process this guide aims to deliver safer places.

'Planning Policy Statement 1 sets out how the planning system should play a key role in delivering sustainable communities. By drawing on some of the success stories to date, this guide acts as a prompt for all professionals to think about how the principles of crime prevention might apply in each and every village, town and city.

'Underpinning this guide is the contribution which good quality design can make to creating places where people want to live, work, and enjoy themselves in the knowledge that they can do so safely. Whether through new development or the regeneration of an existing area, the thorough consideration of design principles can help improve an area's security -for both people and property - whilst also enhancing the quality of the local environment. It need not cost more either, and proper investment in the design of a development brings numerous social and economic benefits over its lifetime.

'This guide challenges developers, designers and all those who influence the design and layout of developments, to think in a holistic manner about each development. A key principle is that there is no universal solution to every problem. Each location is unique, and so what works in one place may not work in another. It is therefore important that the many professional disciplines work closely together and, when they do, that they pay close attention to the principles and practical details in this guide and apply these carefully to meet the needs of the local area.

'This guide is not a manual, or is it intended to be a substitute for using experts on crime prevention, specialist urban designers and other skilled professionals. It is about encouraging greater attention to the principles of crime prevention and to the attributes of safer places. In this sense it is intended as a starting point -as best practice evolves, and local conditions change, planners will always need to build in new local solutions.

'We intend that those who read this guide will be inspired to use its suggestions and help to deliver the high quality and safe development that we all wish to see and from which we can all benefit.'

**Keith Hill – Minister of State for Housing and Planning**

**Hazel Bleas – Minister of State for Crime Reduction, Policing and Community Safety**

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## Introduction

In the United Kingdom, CPTED professionals have been petitioning central government for more than a decade to give statutory power to crime prevention measures. In the middle of the last decade we learned that the issue had even been debated in cabinet – and promptly dismissed on the basis that it would add to red tape and bureaucracy. The only concession was a new Department of the Environment Circular 5/1994, ‘Planning Out Crime’, which some of us hawked around our local government authorities, in a manner similar to that of double glazing sales reps and with little success.

However, three years ago our petitioning finally bore fruit. Two central government departments, the Home Office (Interior Ministry for England) and the ODPM (Office of the Deputy Prime Minister, which has picked up the responsibilities of the former Environment Department including housing and planning) agreed to establish a working party built around the CPTED theme. ‘Safer Places: The Planning System and Crime Prevention’, finally published in May 2004, is the final result and represents a major achievement for Police Architectural Liaison Officers/Crime Prevention Design Advisors and organisations like the UK Designing Out Crime Association. It also represents some welcome evidence of joined up thinking by central government and can be seen in full and downloaded at [www.odpm.gov.uk/planning](http://www.odpm.gov.uk/planning)

## Safer Places: The Planning System and Crime Prevention

‘*Safer Places: The Planning System and Crime Prevention*’, is a 108 page full colour good practice guide. It currently only applies to England. Devolution means that the Scottish Parliament and the Welsh and Northern Ireland Assemblies will have to replicate the procedure with good practice examples from their countries.

Two years ago, Dr Tim Pascoe and I were invited to join the 'sounding board' in the production of this document. Despite the occasional setback – at one such meeting an ODPM mandarin had the temerity to state, "The police aren't going to get fortress Britain", thereby articulating the prejudice CPTED practitioners in the UK (and perhaps further afield!) often encounter from some professionals involved in the built environment – we are very impressed with the finished item. Early fears that this design guide would simply gather dust on some shelf have been negated. Indeed, by incorporating Department of the Environment Circular 5/1994 ‘*Planning out Crime*’ and with the legal authority of the new Planning Policy Statement 1, this guide is already becoming a CPTED bible in the UK. In this role, Safer Places is likely to stand the test of time for many years to come for those of us involved in the CPTED process.

The design guide has been researched, written and designed by *Llewellyn-Davies*, who have considerable experience in this field and appear to have taken a diplomatic course between CPTED practitioners and planning professionals, thereby advancing the problem solving and partnership approach. This is not to say they have fudged the issue, although the very word 'permeability' is noticeable by its virtual absence.

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Bolstered by some arguably highly flawed research, permeability often represents the fault-line between planning and CPTED professionals in the UK, a fact about which Llewelyn-Davies was only too conscious.

As for the contents, basically there is a ministerial forward (reproduced above), three chapters and six annexes, the first of which includes 16 good practice examples from across England:

In the foreword, Keith Hill, Minister for Housing and Planning and Hazel Blears, Minister of State for Crime Reduction, Policing and Community Safety open with the statement, '...for far too long, too little attention has been paid by planners and designers to crime issues'. They stress, '...the need to consider crime prevention.' That, 'It need not cost more either'. And perhaps most importantly, 'This guide is not a manual, nor is it intended to be a substitute for using experts on crime prevention, specialist urban designers and other skilled professionals'. Then follows Part 1.

### **Part 1 Safe and Sustainable Communities**

This includes the guide's purpose that 'Informed, positive planning, particularly when incorporated with other measures, can make a significant contribution to tackling crime'. It also sets out the legal authority for Safer Places under the new Planning Policy Statement 1 (still to be published), who it is aimed at, its preparation and the principles of crime prevention, crime reduction and community safety.

The guide states that, '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 to do all they can to prevent crime and disorder.'

Part 1 also reiterates the statements made in the old Department of the Environment Circular 5/1994 'Planning Out Crime', most noticeably: 'Planning out crime also makes sense financially. 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.'

### **Part 2 The Attributes of Safe, Sustainable Places, asks:**

'How might the environment and what it contains affect the criminals' assessment of risk, effort and reward, and hence their decision to offend? How might it actually provoke them to offend?' The section suggests planners need to 'think criminal' and covers the following sub-headings:-

- Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
  - Structure: places that are structured so that different uses do not cause conflict.
  - Surveillance: places where all publicly accessible spaces are overlooked.
  - Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.
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- Physical protection: places that include necessary, well-designed security features.
- 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.
- Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

**Part 3 The Planning And Crime Prevention Toolkit**, covers:-

Working in context: crime pattern analysis, crime risk assessment in the planning process and delivering good design in local solutions

Local development frameworks: core strategy, area action plans, statements of community involvement, supplementary planning documents, writing policies, and a checklist of points to consider when writing a general policy on planning out crime/specific policies on planning out crime.

Development control: the pre-application stage, planning application stage, the planning decision, planning conditions, and Section 106 agreements (post-planning conditions).

**Annex 1: The case studies**

- Cromer Street, Camden, London – high-rise residential development
  - Northview, Swanley, Kent – low-rise housing development
  - Royds, Bradford, West Yorkshire – refurbished council estate
  - The Orchard, Lechlade & Allcourt, Fairford, Gloucestershire – rural housing developments
  - Bishops Mead, Chelmsford, Essex – modern volume housing
  - Newcastle City Centre, Northumbria – city and retail core
  - Gravesend Town Centre – part-time pedestrianised scheme
  - Stroud Town Centre, Gloucestershire – rural town centre
  - The Bridges Shopping Centre, City of Sunderland, Northumbria
  - @t-Bristol Including Underground Car Park, City of Bristol – harbour side leisure and learning development
  - Heywood Distribution Park, Rochdale, Greater Manchester – retail distribution centre
  - West Road Health Centre, Newcastle-upon-Tyne, Northumbria
  - Parris Wood Technology College, Greater Manchester
  - Mowbray Park, Sunderland, Northumbria – city centre municipal park
  - Clarence Mews, Hackney, London – refurbished Victorian dwellings in crime hotspot
  - Birkenhead Bus Station, Merseyside
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**Annex 2:**

Reconciling evidence of what works, knowledge of crime reduction and community safety principles, and values.

**Annex 3:**

Evidence base: further reading (I have a criticism here in that the evidence base is hardly international).

**Annex 4:**

Summary of checklists

**Annex 5:**

Glossary

**Annex 6:**

Acknowledgements

**Conclusion**

This design guide for planning professionals and all those wanting to influence the planning process in respect of CPTED measures, represents a major achievement in positioning CPTED measures at the heart of the planning process in England.

Colleagues in Scotland, Wales and Northern Ireland are already clamouring for similar design guides in respect of their own countries. Moreover, there is every reason to believe that the Scottish Parliament, Welsh Assembly and Northern Ireland Assembly will follow suit, albeit using their own good practice examples.