

community safety and planning



CAPITA SYMONDS

successful people, projects and performance

secure by design, community safety and planning

Section 17 of the Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making. Planning is a key factor in this because how we plan and build our environment has a direct effect on how it is used or misused.

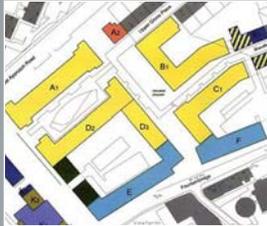
It is understood that planners have to consider an ever-growing range of issues when determining applications. However, we are now able to offer clients a means of demonstrating to planners that crime reduction and community safety have been considered in development and design proposals.

The benefits to the client are that:

- for a building to be successful it must always be perceived as *safe* (low levels of crime and fear of crime) and *attractive* (well maintained and designed) to its users
- if a building is successful it will always attract users
- if a building is always attracting users it will always yield returns on investment
- the global economy demands a safe and attractive environment to conduct and attract business - image is everything!
- a safe and attractive building will always be a profitable one

Therefore crime and design is an investment consideration as well as a social one.





1. Secure by Design (SBD) Frameworks

When considering developing a site, a number of different parties will be seeking a particular outcome, including the client, developer, local authority, local community and service providers. It is important to manage expectations for the development and a key means for this is through the design of the development, apportionment of different uses and its relationship to existing uses and neighbourhoods.

The government is increasingly concerned about the capacity for the public and private sector to deliver 'sustainable' communities. This can be read as successful, safe and attractive buildings and spaces. The criteria for what constitutes successful or sustainable buildings or spaces, varies considerably according to the context in which it is being built: i.e. tenure mix, social and economic dynamics, environmental factors, planning restrictions etc.

It is essential that from the outset of the development process, a framework is developed to guide the design and development to achieve the *optimal conditions for the development emerging as safe, sustainable and successful*.



2. Crime & Design Strategies

The concept of the site or development specific Secure by Design Framework can be expanded to cover borough level or (sub)regional level designing-out crime and community safety issues. A series of recent policy initiatives from central government and partner agencies such as CABI point to the need to understand the wider value of design in regeneration, better health, reducing poverty and deprivation, enhancing economic development and generally adding to better quality of life.

It is important to understand the dynamics of design and its multiple outcomes in the context of a given area. New development should be guided towards achieving these multiple positive benefits. The most effective means for this is to develop clear and robust design objectives and a strategy or guidance for how they are to be achieved and by whom.

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3. Community Safety Statements

A Community Safety Statement can be produced as part of the planning application submitted for a potential development.

The purpose of a Community Safety Statement is:

- to demonstrate how the designs that have been drawn up for a development will strategically assist the local authority and partner agencies to achieve targets and objectives for crime and disorder reduction, community safety, designing out crime, public realm and regeneration
- to set out how the designs and plans have considered specific local crime and community safety issues and effectively designed them out
- to establish how the designs have responded to, and satisfied, the specifications of the original design and development brief

At Capita Symonds, we understand that when delivering a building or development it is important to understand the impact of that building on its surrounding buildings and users. We can draw upon expertise in regeneration, public policy, urban design and community safety to consider the role, design and potential users of a development in the context of the various plans and strategies that have been adopted by a local authority to address the above issues.

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