



Independent Examination of the Nuneaton and Bedworth Borough Plan

**Hearing Statement submitted on behalf of
Warwickshire Police and West Mercia Police
Respondent ID: 3.0008**

Matter 8 Climate Change, the Environment & Design

January 2018

2 Kings Court
Charles Hastings Way
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Date: January 2018

For and on behalf of Place Partnership Limited

1 ISSUE 4 – DESIGN / BUILT & HISTORIC ENVIRONMENT

Q8.14 *Is Policy BE3 (Sustainable Design and Construction) justified, effective and consistent with national policy... Is the policy justified in seeking compliance with... Secured by Design (residential)?*

1.1 Warwickshire Police (WP) and West Mercia Police (WMP) consider that Policy BE3 is justified, effective, wholly consistent with and supported by paragraphs 58 and 69 of the National Planning Policy Framework. Namely that all developments should:

“Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.”

1.2 National Planning Practice Guidance expands on the above and is extremely clear that:

“Planning should address crime prevention.

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 reasonably can to prevent crime and disorder. The prevention of crime and the enhancement of community safety are matters that a local authority should consider when exercising its planning functions under the Town and Country Planning legislation.

Local authorities may, therefore, wish to consider how they will consult their Police and Crime Commissioners on planning applications where they are Statutory Consultees and agree with their police force how they will work effectively together on other planning matters...

It is important that crime reduction-based planning measures are based upon a clear understanding of the local situation, avoiding making assumptions about

the problems and their causes. Consideration also needs to be given to how planning policies relate to wider policies on crime reduction, crime prevention and sustainable communities. This means working closely with the police force to analyse and share relevant information and good practice.”

(Paragraph: 011 Reference ID: 26-011-20140306)

1.3 Both Forces are accordingly of the view that Policy BE3 is completely justified in seeking compliance with Secured by Design (SBD) (residential).

1.4 In brief, SBD is a UK Police flagship initiative with the objective of designing out crime during the planning process, which was first established in 1989. Independent research has shown that homes with low level security suffer 75% more burglaries than those with realistic SBD level security, while criminal damage is also reduced by 25%. Other facts and figures about the initiative are:

- The additional cost of using SBD standards in the average home is only around £170.
- The Association of British Insurers has estimated that the introduction of SBD standards across the UK would bring more than £3.2 billion worth of savings to the economy over 20 years.
- Householders who aren't offered security recommendations after a burglary are 69% more likely to suffer a repeat incident than those who are offered Secured by Design advice.
- High crime is one reason why people move home. One survey noted that 5.3 million people said that concern about crime levels and a desire to move to a safer location was their main reason for moving home.
- The London 2012 Olympic Park and the 2014 Commonwealth Games Village were both awarded full SBD status.

- A study of Glasgow Housing Association properties claimed that there had been a saving of £18,304 in the research area due (in some part at least) to the introduction of SBD.
- SBD installation pays for itself in at the most 2 years in saved costs of crime with two alternative methods of measurement suggesting shorter periods of as little as eight months.

1.5 WP and WMP are aware that there may be a view expressed by some parties that designing out crime should be the subject of a Supplementary Planning Document (SPD) by the Council, instead of a Borough Plan policy that supports Secured by Design.

1.6 This would be an unsound approach because, at best, such an SPD would only duplicate some of the guidance already provided by SBD. Furthermore, designing out crime guidance produced by the Council in SPD form, no matter how well initially drafted, will not be updated regularly enough to keep up with the latest best practice and technology in this area. Therefore, such an SPD would always be out-of-date.

1.7 There may also be a view expressed by others that because Part Q of the Building Regulations – *Security and Dwellings* (October 2015) references SBD, there is no need to do so in planning policy. This is a mistaken notion for two principal reasons:

1. Only the doors and windows of domestic dwellings are covered by Part Q. No guidance is given on the layout of such developments, nor on any other aspect of the design of a development or individual properties.
2. Part Q itself advises in paragraphs 1.2 and 2.2 that in relation to doors and windows (i.e. even in the areas of design it does cover), further guidance should be sought from SBD.

- 1.8 Warwickshire Police and West Mercia Police therefore request that the content of Policy BE2 on SBD be retained and thereby forming an integral part of the adopted Nuneaton & Bedworth Borough Plan.

