



**Gloucestershire Constabulary**  
*People First Policing*

Community Engagement  
Gloucestershire Constabulary  
Police Headquarters  
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Cheltenham Borough Council  
Municipal Offices  
Promenade  
Cheltenham  
Gloucestershire  
GL50 9SA

15 July 2013

Dear Sir/ Madam

In my capacity as Crime Prevention Design Advisor for Gloucestershire Constabulary I would like to comment on the planning application for the former Christ College at Arle Road, Cheltenham with reference number 13/00911/OUT. I would like to draw your attention to the **PDF document attached to the carrying e-mail** which should be read in conjunction with the following crime generating subjects.

#### **Crime and Disorder Act**

Gloucestershire Constabulary would like to remind the planning committee of their obligations under the Crime and Disorder Act 1998, Section 17 and their "Duty to consider crime and disorder implications

(1) Without prejudice to any other obligation imposed on it, it shall be **the duty of each authority** to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can **to prevent, crime and disorder in its area.**"

#### **Design and Access Statement**

This application's Design and Access Statement has briefly mentioned crime prevention, designing out crime and site security, but further information should have been included during any future planning application. **"Security and personal safety are matters that are generally taken for granted, but crime and the fear of crime has a significant impact on the way we live. Careful design of the built environment can reduce opportunities for crime and improve feelings of safety."** Cheltenham Supplementary Planning Guidance – Security and Crime prevention

#### **Planning Policy**

Cheltenham Borough Council's Local Plan which contains Policy CP 4:

**"Development will be permitted only where it would:**

**(c) make adequate provision for security and the prevention of crime and disorder; and**

**(b) not, by nature of its size, location, layout or design to give rise to crime or the significant fear of crime or endanger public safety."**

### **Carbon Footprint of Crime**

The carbon cost of crime is based on a formula created by Prof Ken Pease for converting the financial costs of crime into the energy expenditure of the emergency services and criminal justice service as they respond to criminal events. In Gloucestershire this roughly equates to 257,012 tonnes of CO2 generated in 2012, with the Cheltenham responsible for 27% a total of 65680 tonnes of CO2. Over the past 12 months 32 crimes occurred in Arle Road; a small proportion of the 909 crimes which occurred in the St Marks policing area, which generated 3306 tonnes of CO2.

### **Secured by Design**

Secured by Design focuses on crime prevention of homes and commercial premises and can reduce crime by 60%. This can be achieved through the use of security standards for a wide range of applications and products; by removing the various elements that are exploited by potential offenders and ensure the long term management and maintenance of communal areas.

### **Permeability**

- The permeability of the development should provide a layout which creates convenient movement for residents and visitors to the sports centre, while increasing opportunities of passive surveillance, security and community safety.

### **Management and maintenance**

- **“Management and maintenance needs to be part of the design and delivery process across a large scheme.”** (Design Council CABE Case Studies 5, 2012)  
The public facilities and the landscaping scheme will need to be continually managed by either the council or an external company under contract to demonstrate a level of ownership and instil community respect in an effort to preserve the finish, reduce the anti social behaviour, and create safe, friendly public spaces.

### **Anonymity**

- This development will need to consider removing potential hiding places and circular route which will create anonymity for offenders, increasing the visitor's vulnerability to crime and anti social behaviour.

### **Surveillance**

- Secluded and shaded areas naturally instil a fear of crime as residents anticipate the opportunities for ambush, assault or robbery; homes are also at risk as recessed doorways provide burglars with a concealed means to enter a building. These issues will be reduced by providing each dwelling with sufficient lighting and fenestration to allow natural surveillance from high occupancy rooms.
- The street scene and landscaping should encourage passive surveillance from the pedestrian and vehicular movement; this can be achieved by keeping the ground level plants below 1m in height, while removing epicormic growth and lower branches to a height of 2 metres.
- **“Parking spaces within streets and accessed directly from them [should] offer ‘natural surveillance’ of parked vehicles, thereby reducing concerns about security.”** (Guidance Note: Residential Parking - The Chartered Institution of Highways and Transportation Institute of Highway Engineers, 2012)

### **Promoting defensible spaces**

- **“In designing for connected streets care should be taken to avoid undermining the ‘defensible space’ of particular neighbourhoods.”** (By Design – Urban Design in the Planning System) Each property, either house or apartment, should have an area of land which they can call their own and be able to use it as a buffer zone between the public street scene and their own private space.

## Lighting

- The lighting plan should be designed to encompass an effective and efficient coverage of the development and allow for seasonal variations within the planting scheme. Dusk till dawn lighting on the front of each dwelling should compliment the overall plan and assist in the recognition of visitors; these provisions will remove areas of deep shadow, thereby reducing the fear of crime and addressing crime and ASB.
- **"We all like to feel safe, most of us would particularly like to be able to see that we are safe"** Lighting against crime - A Guide for Crime Reduction Professionals, Secured by Design 2011

## Residential dwellings

- Further proposals for this development site shouldn't create large areas of 1.8 metre walls and fencing, generate windowless elevations facing onto the street scene and remove any sense of ownership which will encourage crime.

## Apartments

- The communal entrance to any apartment block should create security by controlling and restricting access into the building; followed by various security features leading to the lockable apartments. Each apartment should be supplied with separate utility meters stored outside of the building, also provision for a safe mail drop which would not compromise the building security.

## Out buildings

- The Refuse storage should be set away from the building to prevent arson, housed in a purpose built structure that includes lockable doors or gates, appropriate security lighting, have clear signage, subject to natural surveillance from the surrounding area and easily accessible during refuse collection by the council.
- The garden shed or garage should be fitted with a cycle rack which is either a Sold Secure anchor or a galvanised steel 'Sheffield Hoop' to provide a means of locking both wheels and the crossbar securely.

## Footpaths

- The designs of public footpaths will be influenced by 'Manual for Street'; to restrict motor vehicles from using them as a thoroughfare or for ad-hoc parking, the entrance or exit should incorporate sensitive design features. **"Good design will minimise the risk of ad hoc parking that might compromise designed spaces."** (Guidance Note: Residential Parking - The Chartered Institution of Highways and Transportation Institute of Highway Engineers, 2012)

## Boundary treatment and garden fencing

- Any internal divisions to create private garden spaces should not exceed 1.5m in height; this will provide natural surveillance from the dwellings, views across the surrounding landscape, encourage neighbour interaction and security for the car park.
- Any boundary treatment or building elevation which abuts any Public Open Space or the sports centre should integrate a planted defensive area which incorporates a variety of spiky or thorny plants to help protect the rear boundary.

## Car parking

- Poorly considered parking spaces will generate increased street parking as resident try to walk the shortest distance to the home with children, shopping and other chattels; by parking outside will increase the surveillance and reduce the risk of vehicle crime. **"Most car owners like to be able to see their vehicles and/or to know that they are securely parked. In curtilage parking usually satisfies this strong desire."** (Guidance Note: Residential Parking - The Chartered Institution of Highways and Transportation Institute of Highway Engineers, 2012)

- The garages should be designed and constructed to accommodate the modern family car and allow for the increased average dimensions, failure to provide sufficient space will encourage the owners to use the garage for storage which will increase risk of burglary. **“Some schemes had garages in unusual locations such as at the rear of properties accessed via side lanes or rear access. These appeared to have a high burglary risk so should be considered very carefully.”** (Design Council CABE Case Studies website 2012)

### Public Space


- Creating an interesting and welcoming series of parks should meet the needs of the local community, who should be included with the design from the off-set to ensure their long term future. Once complete these facilities should be managed by either the council, an external management company under contract or by a voluntary residents group with a vested interest in the long term future of the park. **“The level of investment in the public spaces and the quality of its management does rely on there being sufficient resources from residents and a competent organisation overseeing the scheme to maintain this quality approach.”** (Design Council CABE Case Studies 1, 2012)

### Play Areas

- Playing area has the potential to generate crime, antisocial behaviour and increase the fear of crime in the community; the equipment is also vulnerable to ASB, graffiti and vandalism which is expensive to repair. Appropriate designs, building materials and natural surveillance from neighbouring dwellings will assist in protecting these investments, ensuring continued community use and the contribution to quality of life gained from using these features.

### Conclusion

Gloucestershire Constabulary's Crime Prevention Design Advisors are more than happy to work with the Council and assist the developers with further advice to create a safe and secure development, and when required assist with the Secured By Design accreditation. Please feel free to contact me should you have any queries or wish to discuss these issues further.



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The design, construction and planting scheme should discourage climbing opportunities into the rear gardens

The surrounding streets will be used as an overflow car park at peak times for the sports centre, additional parking facilities need to be provided to prevent angered residents

A front garden should be defined to instil ownership, passive surveillance and create a defensible space

Defensive planting should be included along all the footpath, thereby increasing garden security

The height and density of the native plants should be selected to maintain natural surveillance between the path and development

The fenced alleyway should be created using a 1.2 - 1.5m hit and miss fence to increase natural surveillance and make a more welcoming rear garden access

Rear garden access should be gated and lockable in line with the front of the building, including a ginnel or gated alleyway between the buildings will provide a secure garden access and remove the need for the long fenced corridor

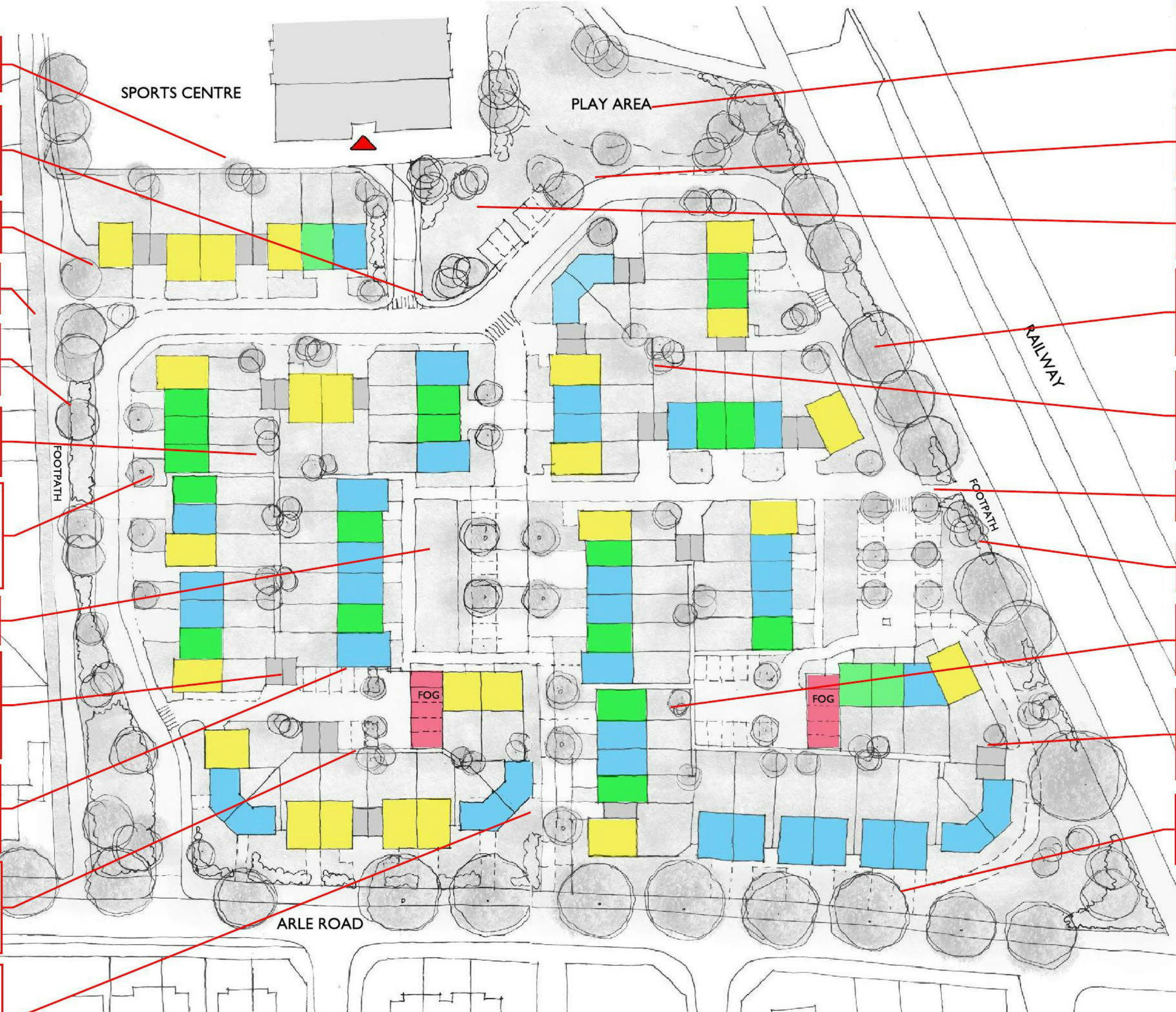
Play spaces too close to residential dwellings will be affected by noise and ASB

The disconnected location of the garage and the dedicated space will lead to this building being used for storage, creating a risk of burglary. It will also lead to the vehicles being parked to the street outside of the house

The blank elevations or gable ends should be avoided, the increased fenestration will provide additional natural light inside the house and improve natural surveillance across the street scene and parking areas

The rear garden fence line should use a 'hit and miss' style fencing to provide passive surveillance opportunities over the rear garden access, garages and parking space

The landscaping on either side of this footpath should be managed and maintained to demonstrate ownership and encourage natural surveillance; ideally it should be allocated to the adjoining properties to create a defensible space along the path



The play equipment should cater for a variety of age groups; constructed to prevent vandalism; provide seating for parents/ guardians; and remain unlit to discourage night-time misuse.

The boundary treatment to the public open space should incorporate vehicle mitigation to prevent inappropriate parking and dangerous off road driving

The landscaping should be managed and maintained to demonstrate ownership, ensure its long term future and prevent future incidents of ASB.

This area is likely to be affected as desire lines formed by pedestrians and cyclists connect the footpath with the road; this should either be discouraged with fencing and planting

The separating fences shouldn't exceed 1.5m in height as this will provide views of the surrounding vistas; encourage community and allow natural surveillance this rural location

Vehicle mitigation should be provided at every entrance to the footpath

The footpaths and soft landscaping should encourage natural surveillance

Rear garden access should be restricted to 3 dwellings; the excessive permeability will increase the risk of garden theft or burglary

The rear garden fence line should use a 'hit and miss' style fencing to provide passive surveillance opportunities over the rear garden access and parking space

Front gardens should be fenced and clearly defined to prevent pedestrians walking through the garden to cut the corner

# SITE A - PROPOSED HOUSING KEY DIAGRAM CHRIST COLLEGE CHELTENHAM

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The comments contained within this drawing have been generalised and should be applied to similar design proposals across the development; these comments should be read in conjunction with the attached letter relating to 13/00911/OUT dated 15 July 2013



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