



## Crime Prevention Through Environmental Design Planning Response

<b>Site Address</b> – 39 - 43 College Green Bristol BS1 5SH	<b>App. Ref</b> – 24/02416/PINS
<b>Development description</b> – Application for Planning Permission for Change of use of part of the ground floor commercial space to purpose-built student accommodation and external alterations	<b>Response Date</b> –
<b>Designing Out Crime Officer</b> – <a href="#">Peter Wozniak</a> - The Bridewell Bristol BS1 2AA	
<b>Summary Response</b>	
No Objection or comments	
No Objection – Subject to comments	<b>X</b>
Object in principle	
Not acceptable in its current format	

### Detailed Response

I am a Designing Out Crime Officer (DOCO) with a responsibility for Crime Prevention Through Environmental Design (CPTED) projects within the Bristol area. As a Constabulary we offer advice and guidance on how the built environment can influence crime and disorder.

Paragraphs 96, 101 and 135 of the National Planning Policy Framework December 2023 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 110, 112, 114, 116, and 123 also require the creation of safe environments within the context of the appropriate section.

The Bristol Development Framework Core Strategy (adopted June 2011) states that one of the overarching issue for ensuring a sustainable future is reducing the opportunity for crime.

The National Model Design Code produced by the Ministry of Housing, Communities and Local Government states that all schemes should aim to create a safe and secure environment and provide a sense of security for all users (paragraph 63).

Bristol Local Plan – Site Allocations and Development Management Policies – (Adopted July 2014) section DM28: Public Realm states that Development should create or contribute to a safe, attractive, high quality, inclusive and legible public realm that contributes positively to local character and identity and encourages appropriate levels of activity and social interaction. Section 4 adds that development will be expected to: Reduce crime and fear of crime by creating a well-surveyed public realm that is well managed and cared for;

Section 17 Crime and Disorder Act 1998 places a duty on an authority 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,

(a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and

(b) the misuse of drugs, alcohol and other substances in its area and

(c) re-offending in its area and

(d) serious violence in its area.

The duty imposed on an authority by subsection (1) to do all it reasonably can to prevent serious violence in its area is a duty on the authority to do all it reasonably can to—

(a) prevent people from becoming involved in serious violence in its area, and

(b) reduce instances of serious violence in its area.

I have viewed the planning application and have the following comments.

I acknowledge and welcome security measures in the DAS (4.7). However, comments made on planning application 23/03117/F are still relevant and I have shown them below.

- The proposed new windows (west elevation) will be particularly vulnerable as they lack natural surveillance have no defensible space and within easy reach. It is vital they meet either a security standard or have internal shuttering, which could be open lattice type. We would recommend products meeting LPS 1175 and that any glazing is toughened laminate.
- The new bin store door will also be vulnerable due to lack of surveillance and as it can provide access into the core of the building must meet a security standard. Again, we would recommend a product meeting LPS 1175 B3 standard.

In addition, as there is now a mention of CCTV we would recommend it is capable of capturing 'identification' quality images. Identification is defined in the Surveillance Commissioners CCTV Buyers Toolkit.

If there are any questions concerning these comments, then please feel free to contact me.

*Peter Wozniak*

Designing Out Crime Officer.