



Site Address –515 - 517 Stockwood Road Brislington Bristol BS4 5LR	App. Ref – 20/05492/P
Development description –Outline application seeking matters of Access, Layout, and Scale for the erection of a care complex (Use Class C2).	Response Date – 07/01/2021
<b>Designing Out Crime Officer –</b> <b>Jason Price - Local Support Team – Bristol</b> The Bridewell,1-2 Bridewell Street,Bristol,BS1 2AA [REDACTED] [REDACTED]	
<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	

<b>Detailed Response</b>
<p>I am a Designing Out Crime Officer (DOCO) with a responsibility for Crime Prevention Through Environmental Design (CPTED) projects within the City of Bristol. As a Constabulary we offer advice and guidance on how the built environment can influence crime and disorder.</p> <p>My comments are consistent with current planning legislation as detailed at the bottom of this document and cross referenced to <a href="#">Secured By Design, Homes 2019</a> which gives full guidance and explanations (numbers in brackets below refer to SBD sections, follow the link to read).</p> <p>As a Constabulary we offer advice and guidance on how the built environment can influence crime and disorder. Secured By Design, 'SBD' is a National Police initiative to guide and encourage the integration of recognised crime prevention measures and techniques. It is proven to reduce the opportunity for crime and the fear of crime.</p> <p>SBD is supported by Building control departments (Part Q security-Dwellings). A full guide and explanation regarding commercial developments is set out in <a href="#">SBD Commercial guide</a>.</p>

## 12 month crime figures within 300 metres

Public Order Offences	33
Violence without Injury	19
Violence with Injury	15
Criminal Damage	14
Burglary Residential / Dwelling	10
Other Theft	10
Theft from a Motor Vehicle	8
Bicycle Theft	5
Robbery of Business Property	5
Burglary - Business / Other	4
Robbery of Personal Property	4
Theft from the Person	4
Miscellaneous Crimes Against Society	3
Theft or UT of a Motor Vehicle	3
Other Sexual Offences	2
Possession of Weapons	2
Interfering with a Motor Vehicle	1



I have some concerns regarding the boundary between this development and the car park of Orchard House.

The plans indicate that the proposed development adjoins the boundary leading from the Stockwood road access lane, is staggered in nature and incorporates 'suds drainage'.

As shown in the image below, taken within the existing boundary of Orchard House car park, (identified by the linear yellow partition), there are two rows of parked vehicles either side of the access road.

I suggest this makes Orchard House car park considerably broader than the single row of parking the outline plans suggests, impacting on the plans for this development.

The proposed boundary also appears to show rear parking of Orchard House without any means to access it, which may suggest shared access with no boundary treatment.



The true nature of this boundary needs to be clarified before we are able to comment further.

A clear and robust boundary treatment with a single point of access/egress is, in my view, required for this development, which will by nature house vulnerable members of the community.

I have attached crime figures supporting the need for robust security measures including; adequate external lighting, window and door security, CCTV and boundary treatments. These measures are recommended for all areas, including relevant parts of the rear car park.

I would be happy to discuss detailed measures with the applicant.

In order to fully comply with the safety and security requirements of the National Planning Policy Framework and the Bristol Core Strategy the applicant is advised to consider the above comments.

Paragraphs 91, 95 and 127 of the National Planning Policy Framework February 2019 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 104, 106, 110, and 117 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 issues for ensuring a sustainable future is reducing the opportunity for crime.

*Jason Price*