



Supplementary Planning Guidance: advice note : 18

Crime impact statements

March 2012

About supplementary planning guidance

The Minister for Planning and Environment may publish guidelines and policies (supplementary planning guidance) in respect of; development generally; any class of development; the development of any area of land; or the development of a specified site¹.

Supplementary planning guidance may cover a range of issues, both thematic and site specific, and provides further detail about either, policies and proposals in the Island Plan, or other issues relevant to the planning process. It can also be used to provide information about how the planning system operates.

Where relevant, supplementary planning guidance will be taken into account, as a material consideration, in making decisions.

Supplementary planning guidance is issued in a number of different forms including:

- **Advice notes**, which offer more detailed information and guidance about the ways in which Island Plan policies are likely to be operated, interpreted and applied in decision making;
- **Policy notes**, which can be issued by the Minister, following consultation with key stakeholders, in-between reviews of the Island Plan, to supplement and complement the existing planning policy framework;
- **Masterplans, development frameworks and planning briefs** provide more detailed information and guidance about the development of specific sites and areas of the Island; and
- **Practice notes**, which aim to provide information about how the planning system's protocols and procedures operate.

The current supplementary planning guidance is listed and can be viewed on the States of Jersey website at www.gov.je/planningguidance.

Hard copies of all supplementary planning guidance can be obtained from Planning and Building Services, Department of the Environment, South Hill, St Helier, JE2 4US, telephone: 01534 445 508 email: planning@gov.je

¹ Under Article 6 of the Planning and Building (Jersey) Law

1 Introduction

- 1.1 Jersey is a relatively safe place to live, but crime and the fear of crime remains a concern for a significant number of Islanders and tackling this is a primary concern of the States of Jersey.
- 1.2 The land use planning system alone cannot be responsible for solving the problems of crime or fear of crime in different parts of the Island. It does, however, have an important role to play in helping to ensure that places are safer through good, informed and positive design where the potential for crime is considered.
- 1.3 The Minister for Planning and Environment, in accordance with Island Plan policies GD1 and GD7, is committed to ensuring that 'designing out' crime and 'designing in' community safety is fully considered in the planning of new developments and as part of the planning application process. To this end, applicants may be requested to submit crime impact statements with their planning applications, either as stand alone documents, or to be included as part of design statements.
- 1.4 This advice note has been prepared to explain:
 - the policy context for crime impact statements;
 - who should prepare them;
 - their purpose;
 - when they are required; and
 - what they should contain.

2 Status of this guidance

- 2.1 This Supplementary Planning Guidance has been prepared in the context of the 2011 Island Plan and in consultation with the general public and interested parties. It has been formally adopted by the Minister for Planning and Environment and is a material consideration in determining planning applications.

3 Who is the guidance for?

- 3.1 This guidance is principally aimed at applicants, architects and others involved in the planning and design of new development and in preparing and processing planning applications for all types of development.

4 Policy context

- 4.1 The 2011 Island Plan is founded upon the principle of sustainable development. Island Plan policies GD 1 'General Development Considerations' and GD 7 'Design Quality' set out the broad criteria to which all development proposals must conform. The policies seek to deliver good quality design and encourage consideration of the designing out of crime as part of the evolution of development proposals. They also require the submission of crime impact

statements with planning applications for certain types of development proposals. Relevant extracts from these policies are set out below.

Policy GD 1 General development considerations

“Development proposals will not be permitted unless...the proposed development...

3. does not seriously harm the amenities of neighbouring uses and should, in particular...
- d. take into account the need to design out crime and to facilitate personal safety and security in accordance with the principles of safety by design, by way of a crime impact statement if required, as set out in supplementary planning guidance.”

Policy GD 7 Design Quality

“A high quality of design that respects, conserves and contributes positively to the diversity and distinctiveness of the landscape and the built context will be sought in all developments, in accord with the principles of good urban design, as set out in policy SP7 'Better by design.'

Where the design of proposed development does not adequately address and appropriately respond to the following criteria, it will not be permitted...

7. the incorporation of features to design out crime and to facilitate personal safety and security, in accord with the principles of safety by design, by way of a crime impact statement if required, as set out in supplementary planning guidance.”

5 Purpose of crime impact statements

5.1 Crime prevention is a material consideration in the planning process. The submission of crime impact statements, as part of planning applications, will help ensure that development incorporates the principles of good design and delivers safe, vibrant and accessible places where crime, or fear of crime, does not undermine people’s quality of life or community cohesion.

5.2 Key advantages of preparing crime impact statements are that they:

- encourage applicants / designers to think carefully about producing development proposals in a structured manner that helps to ensure that all relevant crime prevention matters relating to the site and the local context are considered;
- help applicants / designers to create developments which avoid or minimise the adverse effects of crime and disorder;
- allow for a clear demonstration that crime prevention matters have been fully considered;
- enable those considering development proposals, including observers as well as decision makers, to better understand schemes and the rationale underpinning the design solutions that applicants / designers are presenting;
- help to allay public fears about proposed developments and offer the potential for a more positive attitude towards the developer; and
- provide information to enable better decision making and help the planning process to run more efficiently.

6 When are crime impact statements required?

6.1 Crime impact statements will be required for the following developments, where the risk of crime is greater:

- housing developments of 10 or more dwellings;
- major office, industrial, retail, or leisure schemes of 1000 m² or more and/or involving a minimum of 40 workers on site;
- new neighbourhood or district community facilities (including schools) (over 250m²);
- significant areas of open space / landscaping (over 500m²);
- off street car parking provision (greater than 15 car parking spaces);
- transport infrastructure - cycle lanes, footpaths (greater than 500m in length) and similar highway infrastructure;
- developments involving the sale of food and drinks for consumption on the premises, or of hot food for consumption off the premises – e.g. restaurants, takeaways; and
- other developments in known crime sensitive areas.

6.2 Where planning applications for development fall within the above types and thresholds, crime impact statements should be submitted as part of planning applications. The Department of the Environment may decline to register any such application until the requisite information is submitted.

6.3 The types of and thresholds for development requiring crime impact statements, set out above, is indicative and for guidance. In some instances, where appropriate, the Minister for Planning and Environment may ask for crime impact statements for other forms of development, including some which might be below the identified thresholds where it is appropriate to do so.

7 Contents of crime impact statements

7.1 Crime impact statements should include an explanation of how existing and potential crime and disorder issues have been addressed and demonstrate how established and well tested principles of 'designing out crime' have been taken into account in the preparation of development proposals.

7.2 Information on these principles can be found in a variety of sources identified at the end of this guidance, including '*Secured by Design*'; '*Safer Places – The Planning System and Crime Prevention*', and the Minister's forthcoming guidance on '*Design for homes*'.

7.3 As a general rule, crime impact statements should include the following information:

- an analysis of the site and its context;
- a description of the proposed development, including:

- its structure and physical form;
 - the proposed uses, activities and ownership;
 - vehicle and pedestrian access points;
 - car and cycle parking facilities
- details of crime and disorder issues at the location and in the vicinity of the development. This should include crime data (i.e. crime pattern analysis statistics) available from the States of Jersey Police, as the basis for assessing potential risk;
 - a general risk assessment for the nature of the development proposed;
 - a site specific risk assessment of the proposed development in terms of its likely effect on crime and disorder within the site and in the surrounding area (highlighting good points and contentious points). The risk assessment should, in particular, address vulnerable areas/use on the site and adjacent to the development;
 - identified design solutions based on the nature of the development and an analysis of the crime issues in the area that will reduce the proposed development's vulnerability to crime. This section should effectively demonstrate how established principles of reducing / designing out opportunities for crime are reflected in the development proposal. Typically, the design solutions should be under three main headings:
 - design, layout and spatial relationships (including landscaping and external lighting of public areas, as appropriate);
 - management and maintenance;
 - target hardening (e.g. physical security devices, CCTV, locks, and where appropriate, door and window specifications).

8 Providing crime impact statements

- 8.1 Responsibility for providing crime impact statements lies with applicants, where proposed new development falls within one or more of the thresholds set out in this guidance. The statement itself should be produced by a competent individual / organisation.
- 8.2 Analysis of crime issues should be undertaken in consultation with the Crime Reduction Officer at the States of Jersey Police at a very early stage and certainly prior to any detailed design work. The Crime Reduction Officer can advise on all aspects of crime prevention, including possible local causes of crime, the desirability of certain facilities or linkages in the local context and detailed design considerations.
- 8.3 Pre-application discussions may, however, need to be extended to include planning officers, where there is a need to resolve potential conflicts between meeting crime prevention and other urban design objectives.

9 Useful contacts and further information

Contacts

Planning and Building Services

Department of the Environment

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Crime Reduction Unit

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t. 01534 612345

e: Jeremy.house@jersey.pnn.police.uk w: www.Jersey.Police.uk

Other sources of information

Further design guidance is available from the following sources:

- **Secured by Design:** A UK police initiative by the Association of Chief Police Officers (ACPO) on crime prevention initiatives, which is supported by the UK Government.
<http://www.securedbydesign.com>
- **Safer Places: The planning system and crime prevention:** Safer Places focuses on seven attributes of sustainability that are particularly relevant to crime prevention.
<http://www.communities.gov.uk/publications/planningandbuilding/saferplaces>
- **Safer Places: A Counter Terrorism Supplement:** A supplement to the guidance in 'Safer Places: The Planning System and Crime Prevention', which looks to provide practical advice on how 'design in' counter terrorism measures into the built environment.
http://designforsecurity.org/uploads/files/safer_places_CT_supp.pdf
- **By Design - Urban design in the planning system: towards better practice:** This UK government design guide aims to encourage better design and to stimulate thinking about urban design.
<http://www.communities.gov.uk/publications/planningandbuilding/bydesignurban>
- **By Design - Better places to live:** This guide focuses on the attributes that underlie successful residential environments in order to provide guidance on implementing the new approach to planning for housing.
<http://www.communities.gov.uk/publications/planningandbuilding/betterplaces>
- **Manual for Streets:** This document provides guidance for practitioners involved in the planning, design, provision and approval of new residential streets, and modifications to existing ones.
<http://www.communities.gov.uk/publications/planningandbuilding/manualforstreets>
- **Car Parking: What works where,** English partnerships: - This toolkit highlights the most appropriate car parking approach according to density of development and housing typology. It takes stock of common car parking treatments and reviews how successful they are in providing adequate levels of safe parking with a high quality environment.
<http://www.englishpartnerships.co.uk/qualityandinnovationpublications.htm>
- Planning Advice Note: **Design for homes** (forthcoming): This supplementary planning guidance, to be issued by the States of Jersey Department of the Environment, will address a range of issues relating to the design and layout of new residential development, including 'security and crime reduction'. It will be initially issued as a draft for consultation.

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