

# 'Secured By Design': Updated Guidance

## Briefing Note

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Secured by Design (SBD), which is an Official Police Security Initiative, has now been in existence for 30 years. The inspiration behind its inception in 1989 was the 1980s housebuilding and property boom and concerns that housing was being developed without regard to basic security measures.

Over the last 30 years there have been a number of guides produced and updated to continue to assist stakeholders within the development industry to design their projects in a way that makes it more difficult for crime to thrive. The guides have been expanded beyond housing and now also cover the education, health, transport and commercial sectors.

SBD guidance is a material consideration and will form the basis for consideration of development proposals by Police Architectural Liaison Officers when consulted upon.

DLP's experience is that the weight given to SBD guidance and consultation responses will vary on a project-to-project basis as one of a number of considerations to be weighed in the planning balance. For example, there may be elements of the SBD guidance that are not compatible with other guidance or consultation responses such as Local Design Guides adopted as Supplementary Planning Documents; advice relating to trees, ecology and landscaping; or highways guidance such as Manual for Streets. As a general point SBD guidance can conflict with aspirations for permeable developments that encourage walking and cycling.

The latest document to be updated is the Secured by Design 'Homes' Document which was published in March 2019. For the development industry, the key interest will be how this updated guidance is utilised by Local Planning Authorities and Police Architectural Liaison Officers when reviewing planning applications from a security perspective, as well as how physical security standards are being included within the Building Regulations for England and Wales for the first time, following the lead of Scotland. The updated guidance also has an increased emphasis on inclusive design.

Within the Preface of the report, it is stated that the references within England's National Planning Policy Framework, Scottish Planning Policy – PAN 77 and Planning Policy Wales – TAN 12 have all reinforced the need and importance for a safe and secure external environment.

Accordingly, it will be important to consider its application to forthcoming development proposals and planning applications and is something DLP will continue to review in its advice to clients.

The updated SBD guidance is primarily aimed at developers and social housing providers to ensure their development or property is designed to an acceptable standard. Section 2 in particular will also be of use to home owners who wish to increase the security of their property. The guide can be broken down into three sections:

1. The first section relates to the layout and design of new developments and provides detail on aspects such as road layout, footpath design, communal areas, dwelling boundaries, car parking and lighting.
2. The second section reviews physical security of individual homes and what security features would benefit new and refurbished dwellings, such as the specifications and locational of aspects such as (but not limited to) doors, windows, and locking systems. This section relates the requirements back to the UK's adopted Building Regulations.
3. The final section covers the requirements for a development to achieve the SBD Gold award over and above the previous section. This includes information pertaining to vehicular parking, alarms and lighting.

**If you wish to find out more or discuss the implications of the updated SBD guidance for your development, please contact our Bedford Office using the details below.**

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