

[Redacted]

**From:** [Redacted]  
**Sent:** 03 January 2019 09:15  
**To:** Future Merton  
**Subject:** Future Wimbledon Masterplan  
**Attachments:** Wimbledon masterplan.pdf

Good morning all,

Please find attached my comments regarding the Future Wimbledon Masterplan.

Please do not hesitate to contact me if there are any questions.

Kind regards



**P. Simcox BSc (Hons) | Designing Out Crime Officer | Metropolitan Police Service CPIC**

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*Please note that Crime Prevention Advice and the information does not constitute legal or other professional advice; it is given free and without the intention of creating a contract or without the intention of accepting any legal responsibility. It is based on the information supplied and current crime trends in the area. All other applicable health, safety and fire regulations should be adhered to.*

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**Designing Out Crime Officer**

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TW11 0AQ

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████████████████████  
[www.met.police.uk](http://www.met.police.uk)

2<sup>nd</sup> January 2018

Dear Sir/Madam,

**Re: Future Wimbledon Masterplan**

Thank you for allowing me to comment on your Future Wimbledon Masterplan. I am a Designing Out Crime Officer with the Metropolitan Police Service.

I am responsible for Merton borough and administer the MOPAC 'Secured by Design' (SBD) scheme. Our team has a proven track record, backed by academic research, of reducing crime and anti-social behaviour in new, and refurbished developments by working with planners, architects and developers at the design and planning stage through to the builds completion.

Considering your consultation document, and paying particular consideration to prioritising the tackling of major crime within Merton borough within the Future Wimbledon Masterplan I would request the following statement be a consideration.

*The design and layout of the physical environment and physical building security is key to creating safe environments and reducing crime and disorder. Designing out crime 'Secured by Design' accreditation and the incorporation of its principles should be core, and form part of planning any new development, town centres, public spaces, transport hubs and streets.*

There are no references within the consultation document to security, designing out crime or SBD, therefore I feel the document does not show commitment to the existing and future residents of the borough. Safety is mentioned on page 72 within the Creating the Plan chapter under Traffic Intervention 'The public realm should be safe, accessible, inclusive and attractive by incorporating high quality design, landscaping, planting, street furniture and surfaces that create a sense of place during different times of day, night, days of the week and times of the year'.

I believe it would be essential for safety, crime and security to be taken as considerations within the Wimbledon masterplan. Any proposals should demonstrate how designing out crime standards have been considered. SBD accreditation on developments will and is proven to reduce crime and its fear for residents and businesses. It is also vital in today's world of demand reduction, cost savings, and the drive for sustainability.

A requirement for an applicant to consult with us and achieve SBD accreditation would guarantee these Merton policy objectives' are met. The accreditation also helps to ensure that a development achieves its requirement under Approved Document Q.

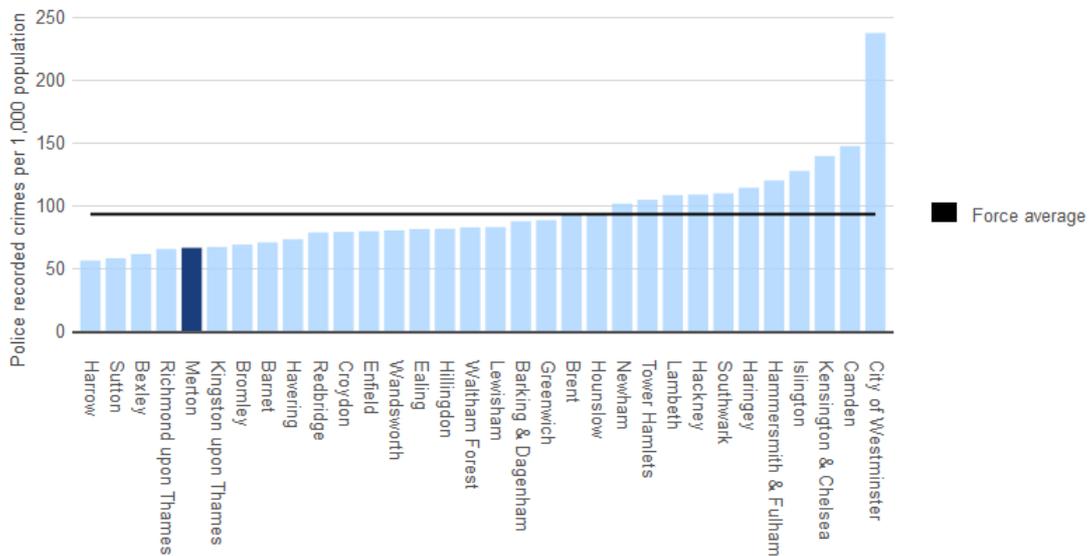
Due consideration should also be paid to Section 17 of the Crime and Disorder Act 1998 which places a duty on local authorities to do all they can to reasonably prevent crime and disorder in their area. Embedding designing out crime and SBD within the document fits fully with this obligation; the success of the scheme is highlighted later.

I would also like to reference Chapter 7 of the London Plan which states:

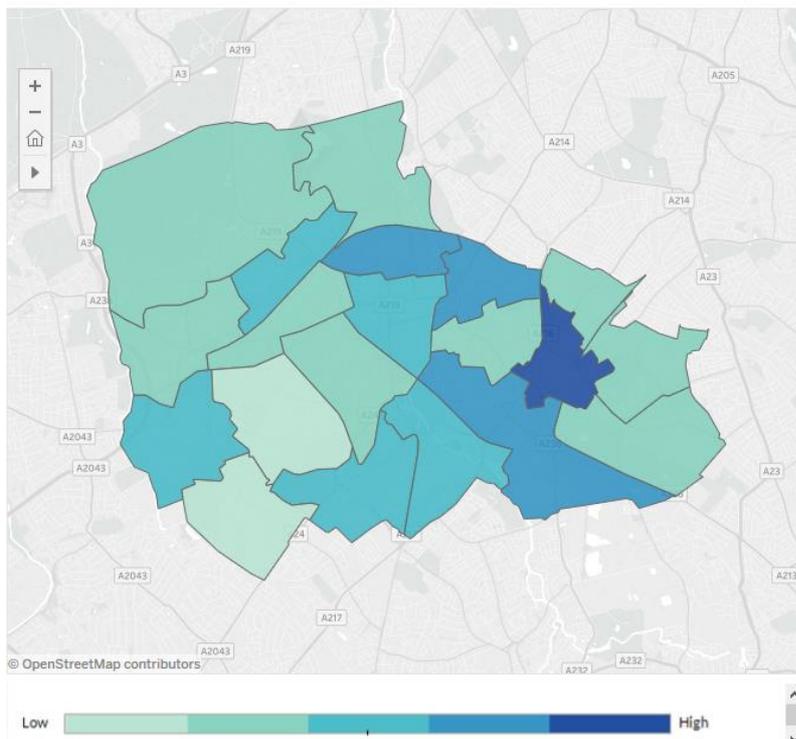
*"Measures to design out crime should be integral to development proposals and be considered early in the design process, taking into account the principles contained in Government guidance on 'Safer Places' and other guidance such as Secured by Design published by the Police."*

The annual crime rate in Merton compared with other boroughs in Metropolitan Police Service area show it to be below average as shown in the diagram below.

In the year ending June 2018, the crime rate in Merton was lower than average for the Metropolitan Police force area.



The map below shows the Merton borough divided into wards. Although Merton borough, as a whole, has a low crime rate Figges Marsh Ward has a high crime rate and Cricket Green, Colliers Wood and Trinity wards have above average crime rates.



The environmental benefits of the Secured by Design scheme which are supported by independent academic research consistently show results in reducing crime and the fear of crime, with up to 75% decreased chance of being burgled, 25% less vehicle crime and a 25% reduction in criminal damage. The scheme is also successful at reducing anti-social behaviour, through a raft of measures including robust communal door standards, access control and careful design and layout of new estates. High crime can be a factor in why people move home and in Merton, some residents receive Housing Benefit, security improvements may well be outside their budget. This will place residents at greater risk of repeat victimisation and is in no way sustainable.

The Secured by Design scheme can deliver safe and sustainable homes and businesses through techniques in crime prevention utilising independently tested products proven to resist forced entry. My colleagues and I strive to ensure that new developments across London reach the highest possible security standards, mainly through partnership working with the relevant Planning Departments and requesting conditions to comply with Secured by Design. By including a requirement in the Wimbledon Masterplan that new applications must evidence how they will **comply** with Secured by Design, after proper consultation with Designing out Crime Officers, we will be better placed to deliver secure developments and schemes across the London Borough of Merton.

Thank you again for seeking my opinion in relation to this important document. If you require any clarification of any of my comments, please do not hesitate to contact me at the above address.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

PC P ■ Simcox,  
Designing Out Crime Officer – SW

#### Sources

Crime statistics at [www.police.uk](http://www.police.uk) and [www.met.police.uk](http://www.met.police.uk) (viewed 02/01/2019)  
Secured by Design information from [www.securedbydesign.com](http://www.securedbydesign.com)

This report gives recommendations. Please note that Crime Prevention Advice and the information in this report does not constitute legal or other professional advice; it is given free and without the intention of creating a contract or without the intention of accepting any legal responsibility. It is based on the information supplied and current crime trends in the area. All other applicable health, safety and fire regulations should be adhered to.

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