

Title: Crime prevention through environmental design (CPTED): a review and modern bibliography
Author: Paul Michael Cozens, Dept of Premier & Cabinet, Perth, Australia
Greg Saville, University of New Haven, New Haven, Connecticut, USA
David Hillier, University of Glamorgan, Pontypridd, UK
Year: 2005
Details: 'Property Management' Vol 23 No. 5, 2005 pp. 328-356

Summary

This paper critically reviews the core findings from published place-based crime prevention research to assess the available evidence on the contribution of crime prevention through environmental design as a crime prevention strategy.

Key Points

- Moffat's (1983) Model of "First generation CPTED – The Key Concepts"; territoriality, surveillance (informal and formal), access control, image/maintenance, activity programme support and target hardening (pg 330)
- Second generation CPTED extends beyond mere physical design to include social factors, using risk assessments, socio-economic and demographic profiling as well as active community participation (pg. 329)
- Territorial reinforcement- research has shown territoriality to be most effective at a local level, territoriality varies between cultures, neighbourhoods & individual groups (pg 331)
- Surveillance- linear integrated spaces with some through movement and strong intervisibility of entrances are the safest places (Hillier and Shu 2000), although second generation CPTED seeks to engender positive social activities and diversity to encourage neighbours to take ownership of space and take advantage of natural surveillance (pg 332)
- CCTV may deter criminal offences due to a perceived increase in the risk of detection however in alcohol related crime where rationality is often absent, the deterrent effect of CCTV may be nullified (pg 333)
- In some cases improving street lighting can reduce crime throughout the day, suggesting it can also increase community pride and informal social control rather than simply improving surveillance opportunities (Farrington and Welsh 2002) (pg 335)
- Activity support- The issue of permeability (the levels of through traffic and pedestrian movement) is currently hotly contested with some CPTED applications seeking to minimise escape routes while others support optimising permeability to promote maximum activity levels (pg 337)
- Image/ management- Promoting a positive image and routinely maintaining the built environment ensures that the physical environment

- continues to function effectively and transmits positive signals to all users (pg 337)
- Target hardening- Excessive use of target hardening tactics can create a fortress mentality and imagery whereby residents withdraw behind physical barriers, effectively working against CPTED strategies that rely on surveillance, territoriality and image (pg 338)
 - Armitage (2000) reports on a UK home security project where incorporating enhanced security features at the construction stage came at an approximate cost of 400 pounds, compared to the average cost to the victim of a home burglary of 2300 pounds (pg 339)
 - Limitations to the CPTED approach include; irrational offenders (e.g those intoxicated by drugs or alcohol) are potentially less likely to be deterred by CPTED, negative socio-economic and demographic dynamics can reduce the efficacy of CPTED strategies, displacement is a major criticism, the natural eco-system of neighbourhoods and shift in social capital and economic resources impacts the effectiveness of all crime prevention strategies and CPTED can create a fortress mentality (pg 341-342)
 - Impact and scope of CPTED- the standardisation of CPTED concepts in planning processes could avoid the repetition of design failures of the past. Some countries/ states have begun to legislate/ create planning policy frameworks that incorporate CPTED practice and procedures into the planning process (pg 343)
 - Conclusion on the findings- The review concludes there is a growing body of research that supports the assertion that crime prevention through environmental design is effective in reducing both crime and fear of crime in the community (pg 328 & 343)

Relevance to Local Government

As section 79c of the Environmental Planning and Assessment Act 1979, places an appropriate focus on crime prevention and the assessment of development applications at local government level, developers need to address Safety and Security of their developments in association with the respective Council Development Control Plans. Section 79c provides the Council with tools that can assist them in managing applications to provide quality developments that minimize the crime risks to the community. This paper may provide you with peer reviewed evidence to support reasons for placing Safety and Security conditions on development applications.

This paper also provides an overview of the effectiveness of specific CPTED strategies and includes a comprehensive reference list for further information on specific examples and case studies.