

## Towards a Crime-Free Housing: CPTED versus CPSD

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### Abstract

Attempts to keep a crime-free residential neighbourhood have variously necessitated the adoption of the concepts of Crime Prevention through Environmental Design (CPTED) and Crime Prevention through Social Development (CPSD). However, there had been a sharp argument between environmental design professionals and sociologists cum criminologist for and against the suitability of the concepts in crime prevention. There has been a paucity of study analysis on the veracity of these criticisms. Sequel to this, the study carefully analyses and explores the various criticisms for and against the two approaches with a view to enhancing better implementation and performance. The strengths and weaknesses of each of the concepts were drawn from an in-depth search into related literature like journals, textbooks, unpublished theses and research reports. Findings show that most of the criticisms were constructive and have resulted in theory/policy improvement. This paper recommends a synergy between the two to form Crime Prevention through Social and Environmental Development (CPSD) having certified that the two concepts are beneficial in crime prevention. Efforts towards this direction should be intensified to achieve a crime-free residential neighbourhood.

**Keywords:** Crime, crime prevention, CPTED, CPSD, Housing security.

### 1. Introduction

Housing is generally ranked next to food in the hierarchy of human needs. This explains why the issue of housing is usually taken seriously by individuals and government alike. The social theory believes everyone needs to be properly housed as this has a lot to do with the efficiency of labour which later transforms to the buoyancy of a country's economy or otherwise (Agunbiade, 2012). Apparently, housing fulfils three functions needed by human. These range from provision of security and shelter, sense of personal space and privacy, provision of communal space for human family to serving as center for commercial production which is manifested through the interplay of housing market which calls for an interaction between house seller/owner and the house buyer/renter with the assistance of the estate agent who acts as a facilitator. Little wonder, considering the aforementioned relevance of housing to mankind, Thiele (2002) considered human right to housing as a tool for promoting and preserving individual and community health. Housing, however, goes beyond the physical building but also transcends to all the environmental characteristics that will make the building habitable and sustainable. Prominent among these is the physical security of lives and wealth which is seen as a challenging factor to residential neighbourhood sustainability (Hirschfeld, et. al., 2013; Mohit and Elsawahli, 2010; Rabe and Taylor, 2010)

Home owners as well as occupants are usually susceptible to various forms of insecurity ranging from natural disaster (flood, earthquake, hurricane sandy, landslide and tsunamis among others) and man-made insecurity which constitutes mainly property and violent crimes. Essentially, urban crime and fear of it are situated within a culture of violent (Robertshaw, Lauw and Mtani, 2001). Globally, the rate at which urban crime is rising is approaching a worrisome state, particularly in cities of the developed and developing nations. Another side of neighbourhood crime is the fear of crime that is often associated with safety of one's life and property in the night or when alone which may keep one away from the street or other public places (Wekerle and Whitzman, 1995). Robertshaw, et. al. (2001) identified among others physical environmental factors resulting from poor urban design and management of urbanization process, inadequate urban services and failure to incorporate security related issues in urban management policies as contributing factors to rising urban crime.

Efforts through researches and theories have been intensified to formulate more scientific, modern and pragmatic approaches towards crime prevention. Crime prevention within the scope of this study is a planned activity aimed at decreasing and eliminating various opportunities to create danger, threat, and invasion of other people's right and mainly to prevent the perpetrators from committing criminal offences. This is about acting before the consequences- ante dictum- and about eliminating circumstances that might create a chance for an offence and development of criminal activities (Meško, et.al 2002).

Although crime prevention is being divided into several types, there has always been a popular categorisation into tertiary, secondary and primary crime prevention. Primary prevention relates to measures of avoiding the causes and conditions for the development or emergence of criminal activities; secondary prevention focuses on the measures for early detection of potential offenders and the condition that led to criminal activities; whereas tertiary prevention deals with the individuals who have already committed a crime (Meško, et.al 2002).

Another classification of crime prevention approaches is environmental design, opportunity theory, and social development. CPTED includes defensible space, broken window, secured by design (SBD), gated communities and situational crime prevention among others. The opportunity theory includes routine activity theory, rational choice theory and social pattern theory (Armitage, 1999; Cozens, 2013; Saville and Cleveland, 2008). Crime prevention through social development (CPSD) on the other hand addresses the social factors like poverty, homelessness, inadequate parenting, individual personality and behavior, peer association, poor education, community disintegration, unemployment and the likes which underlie crime.

Over the years, studies have revealed that due to the inability of the penal system (use of police, court, and prison) to eliminate neighbourhood crime, social and environmental approaches have been proposed as reliable alternatives (Sutton, et. al., 2014; Tilley, et al, 2013). It is however amazing to note that sharp contrast in terms of superiority had existed among the proponents of the two approaches. Hence, the main intention of this study is to critically examine the two concepts (CPTED and CPSD) in the areas of strength and weakness with a view to enhancing better implementation and performance towards housing sustainability.

It is however suffice to state that inasmuch as it is not the primary intention of this study to take position for or against CPTED or/and CPSD, effort is intensified to make an expository account of each with a view to creating a gap for further research in order to make each concept more realistic, acceptable and practicable within the developed, developing and emerging nations. This paper also attempts to recommend a merger of the two concepts in neighbourhood crime prevention. The other parts of the article are divided into: nature of residential neighbourhood crime, concept of crime prevention, historical background of the concepts, discussions on their strengths and weaknesses and conclusion.

## 2. Concept Of Crime Prevention

Literature reveals that the definition of 'crime prevention' falls under three schools of thought. The first believes that policing, criminal justice and 'law and order' should be excluded from the definition while the second school of thought believes the penal system should be included. The third category stands neutral.

First, Sutton, et. al (2013) dwell on the definition of Van Dijk and de Waard (1991, p. 483) which sees crime prevention as "the total of all private initiatives and state policies, other than the enforcement of criminal law, aimed at the reduction of damage caused by acts defined as criminal by the state" by stressing that crime prevention should embrace both social prevention and environmental prevention and that they should so be embraced as an alternative to policing, criminal justice and 'law and order'. In their analysis Sutton, et.al (2013) believe most people and government support 'law and order' just because it tends to combat crime in its direct and fundamental source, that is, the offender; but according to them, factors contributing to the occurrence of any single offence are multiple and complex. They identify an advantage of prevention policy in that it moves beyond a fixation with deviants and deviance and begin to address all the contributing elements. This, they acknowledge as the reason why governments would be well advised to spend more of their resources on prevention as they emphasize that any constituted government that devote excessive resources to the penal system approach, risk more than wasting money but also risk damaging the social fabric. According to them, over-reliance on the use of police, court and prison in this contemporary world will be grossly inadequate and become counter-productive: the tendency for 'rational choices' made by individuals in isolation combined to destroy invaluable and irreplaceable collective resources. Furthermore, in the crime policy case, the mutual support is social as well as physical as seen globally that there is a growing tendency of citizens to live in gated communities (Low, 2003), work in secured office block and find pleasure in enclaves that are properly controlled and patrolled (Davis, 1990). Also in neighbourhoods where their governments rely more on aggressive policing tactics to maintain order in what remains of the public domain (Sutton at.al., 2013). Atkinson (2006) and Low (2003) posited that the burgeoning of private security and increased emphasis on law and order in market-based- democracies characterized by significant levels of inequality can lead to heightened levels of both of unease, fear and of crime itself. Hence, Sutton et.al, (2013) believe crime prevention through social development and environment design are capable of breaking the cycle.

Considering the second school of thought, which is seen as a more practical level, researchers such as Ekblom (2011) and Weatherbum (2002) point out that the Van Dijk and de Waard approach criticises research evidence that arrest, imprisonment and other criminal justice based initiatives also deter and reduce offending. In line with this position, crime prevention as outlined in the 2002 United Nations Guidelines for the prevention of crime "comprises strategies and measures that seek to reduce the risk of crimes occurring, and their potential harmful effect on individuals and society, including fear of crime, by intervening to influence their multiple causes". The Guideline agrees with many scholars and policy makers that examine the activities of the penal system 'preventive' on the basis of its assumed 'deterrent' effect on potential offenders as well as containing and reducing the risk of offending through incapacitation while in prison. The Guideline concluded that crime prevention does not restrict its meaning to measure of 'crime reduction or 'crime control' since the objective of crime prevention extends beyond the absence of crime to the improvement of the quality of life.

From another angle, Crime prevention embraces reduction of future risk possibility to offend which interpreted to mean that offences are not entirely eradicated (Mayor's Task Force on Safer Cities, 1992; Waller & Weiler, 1984). The definition of crime under this definition, they added, is usually limited to property like robbery, theft, break-and-enter and vandalism as well other offences against persons like assault, sexual assault, homicide and dangerous driving.

The neighbourhood crime prevention concepts and/or initiatives are considered under the following headings and subheadings: penal system; CPTED; CPSD; gated community and property fencing; and crime opportunity theories (situational crime prevention, lifestyle theory, rational choice theory, routine activities theory, crime pattern theory, broken windows, defensible space, and the likes).

### 3. HISTORICAL BACKGROUND OF THE UNDERPINNING THEORIES (CPTED & CPSD)

**CPTED** states that 'the adequate design and efficient use of the built environment can result in a decrease in the fear and extent of victimization, and an enhancement in quality of life (Crowe, 2000:46, Cozens, 2008). CPTED which cut across many professions with necessary source drawn from criminology, planning and environmental psychology, and is specifically located within the field of environmental criminology, deriving theoretical support from opportunity theory which is concerned with the alteration of the physical and socio-environmental conditions that may enhance criminal opportunities. (Brantingham and Faust, 1976; Cozens and Hillier, 2012).

The concept, CPTED is not completely new. The phrase was coined by Jeffery in 1971 but record has it that a significant contributor to the concept was Crowe through his book titled 'Crime Prevention Through Environmental Design' (1991), is a primary resource for crime-prevention practitioners in the security industry to help them in better understanding the relationship between design and human behavior. CPTED, Perry (2013) saw as not a reactive discipline. Rather, he described it as a proactive approach to manipulating the physical environment and bring about the desired behaviour of reduced criminal as well as reduced fear of crime. However, Cozens (2008) saw the emergence of CPTED as a process as it took different forms and given different names but without much departure from the tenets of CPTED. Some of the contributors as enunciated by Cozens (2008) include: Jeffery (1971 and 1990) – Crime prevention through environmental design( CPTED); Newman (1973) – Defensible Space; Wood (1961) – Housing Design: A Social Theory; Jacobs (1961) – The death and life of great American Cities; Angel (1968) – Discouraging Crime Through City Planning; Wilson and Kelling (1982) – Broken windows; Coleman (1985, 1998) – Utopia on Trial: Vision and reality in planned housing; Poyner and Webb (1991) – Crime-free Housing; and Crowe (1991 and 2000).

According to Clarke (1989), the theory of CPTED dwells more on the premise that crime results as a result of opportunities presented by physical environment, hence, it is no impossible to alter the physical environment in order that crime can be reduced or even prevented. As a result of this, it should be feasible to change the natural environment so that offending is less likely to occur". The three major components of CPTED, as identified by Crowe (1991), include territorial reinforcement, natural surveillance and natural access control. However, refinement of CPTED has added several other strategies including activity support, image/ space management, and target hardening.

Apparently, Crowe (2000) posited that some related concepts have become confused with CPTED operation theories and applications. Although some of these concepts according to him overlap with CPTED, others are very different in that they attempt to repackage and redefine the commonsense approach of CPTED. Some of these related concepts include: a CPTED-organised and mechanical approach versus a natural approach; defensible space; environmental security; security by design; natural crime prevention; safer cities; situational crime prevention; place-specific crime prevention and second-generation CPTED. A good understanding of these concepts is required as they relate to or distinct from CPTED. Commenting on the popularity, development and acceptability of CPTED, there are enough evidence that CPTED despite criticisms had been accepted by governments of different nations, its agencies like Police and Practitioners alike (Adams, 1973; Hilliers, 1973; Labs, 1989; Smith 1987; Cozens, 2008; Armitage 2013).

**CPSD** is a theory that recognizes the underlying complicated social, economic and cultural processes that encourage to crime and victimization. By preventing the factors that give room to crime and victimization, CPSD thereby attempts to bridge the gap between criminal justice programme and social support for communities, families and individuals. These are amendable to change (Attorney General and Justice, NSW, 2011).

Social development according to Waller and Weiler (1985) refers to any programme designed to discuss the fundamental causes of crime like homelessness, poverty and unhealthy family influences. In other words, CPSD operates from the premise that there exist a causative relationship between crime and socio-economic factors. This link suggests prevention arrangements that transcend conventional opportunity reduction approaches to crime prevention (Mayor's Task Force, 1992).

By way of grouping, CPSD programmes can be divided into three main headings, namely; individual, family and community -level strategies. Individual level strategy focuses on addressing opportunities that may

put individual at risk to offend; family-oriented policies which centers on ensuring family integration and blocking every opportunity for the children to offend; and community-Level Strategies which works towards community integration against crime.

The philosophy of CPSD is that every criminal act has tripod consequences- to the victim, immediate environment and the entire community. The most effective way- and the least expensive- of preventing crime is to intervene early to assist those risk becoming offenders or victims. (Attorney General and Justice, NSW, 2011; Hastings, 2007).

Internationally, CPSD according to Waller and Weiler (1985) is not a new idea as it was found that in 1967, the United States Presidential Commission on Law Enforcement and Administration of Criminal Justice concluded that "a dollar for housing, a dollar for schools..... were dollars for crime prevention". Earlier, the work of criminologists such as the Gluecks (1962), Cloward and Ohlin (1960), Hawkins and Weis (1985), Hawkins and Catalano (1986), Moffitt (1993) inspired special programmes of opportunities for youth. In the last few decades, there has been a renewed interest in crime prevention through social development in France, Britain U.S.A, Canada and other developing economies like Malaysia, China, Scotland and Republic of Slovenia to mention a few. Interest has also been expressed in international comparisons aimed at understanding why some countries have a low official crime rate while some are rated high. CPSD has also been recommended and proven for housing crime prevention (The John Howard Society Of Alberta, 1995; Sherman, 1997; Scottish Government Communities Analytical Services, 2010).

#### **4. DISCUSSION ON THE STRENGTH AND WEAKNESS OF THE CONCEPTS**

Having explored the principles and theories embedded in CPTED and CPSD for a clear understanding of the two concepts, effort is geared in this section to carefully analyse the strengths and weaknesses of the two concepts enunciated in existing studies.

**CPTED** – In the collections of Garner Clancy on the First Generation CPTED, Crowe (2000) attempting to expatiate on the CPTED concepts and strategies asserted that "the physical environment can be manipulated to produce behavioural impacts that will lessen the frequency and fear of crime, thereby improving the quality of life". Rosenbaum, Lurigio and Davis (1998) also summarized the first generation CPTED intentions under the following: that the physical environment can check offences by hindering opportunities for crime by creating obstacles or barrier to targets; change residents' behavior to raise the likelihood that offenders will be observed, prevented or arrested; be structured or used by citizens to reduce crime through a surveillance enhancement, social control and social cooperation and social union among residents and deter the behavior of offenders by reducing places for concealment and convenient escape routes. Criticising CPTED under these definitions, Shaftoe and Read (2005) believe that terms such as 'defensible space', 'natural surveillance', and 'symbolic barrier' are literally used by professionals.....as though they were established scientific approaches. Also, they observed that it is expedient to apply a 'designing out crime' strategy, but that also a danger of overemphasising its relevance and slipping into a design determinist viewpoint, thereby people are seen as robots whose behavior is wholly conditioned by the environment they find themselves in'.

Mainly, some of the criticisms against the first generation CPTED brought about the development of second generation CPTED which embraced four new approaches namely: social cohesion, connectivity, community culture and threshold capacity (Sallive and Cleveland, 2008). Though, the second generation CPTED supports consideration of variables at the neighbourhood level. Nevertheless, Brantingham and Brantingham (1981) have identified critical dynamics performing at this level in their crime pattern theory. The theory draws attention to: nodes- setting such as homes, schools, workplaces, shopping or strip-malls, and recreation area can provide particular crime opportunities and risks like they argued a node that supports one type of crime might not favour the other, since specific risks differ greatly among nodes; paths – leading from one node to another, also offering crime opportunities and risks as not only do paths convey more people per square foot –hence providing potential criminals, targets and guardians- but paths drive people to nodes that might include them in crime; and edges- places where two local areas touch makes offence more risky place as outsiders can trespass quickly and then disappear without being challenged or even discerned.

However, while CPTED had received considerable attention from government, it was to a large extent ignored by criminologists who showed little interest in design theory. (Bottoms and Wiles, 1988; Mawby, 1977; Reppetto, 1976). Clarke (1989) observed that Newman's ideas which later transformed to CPTED did not concur with most contemporary criminologists since criminology (particularly in America) is an offshoot of sociology and thus social factors are seen as most important in explaining causation. Newman was not a social scientist and seemed ignorant of the findings of traditional criminology. Reppetto (1976) argued that planning and architecture disciplines provided the most committed leverage for the urban design theory. However, given the lack of interaction between urban design theory and criminology, it is not surprising that criminologists were dismissive of the methods and theories employed. For Reppetto, skepticism of CPTED by criminologists is acceptable on a theoretical level, but it is a different thing to simply ignore its possible policy pay-offs ( Cozens,

2008).

Melenhorst (2012) in his work noted that there are a few academics across criminology, urban planning, human geography and social sciences who argue for the inherent limitations of the physical determinism of CPTED. He further affirms that the depoliticisation of environmental crime prevention; the neoliberal imperialism of global design and planning; the self-legitimation of the 'expert'; the indeterminacy of predicting danger and the empirical limitations of the 'rational' offender; as well as the 'fortressification' that can result from excessive use of CPTED. Among the 'opponents' of CPTED, according to Hills (2014) are those that perceive its strategies as being aimed at targeting or marginalizing groups such as youth or indigenous groups, the homeless or the disadvantaged. Ramm (2014), a CPTED practitioner believes that most of the criticisms against CPTED are as a result of lack of adequate education. He grouped such persons as those who assume they know what CPTED is but in reality have no clue and that those making assumptions often think it is about fortressing and ugly security measures. However, Ramm (2014) added that any notion based on the expectation that CPTED is a panacea for solving all crime is unrealistic and far beyond the objectives of CPTED.

Parick F. Parnaby is another notable opponent of CPTED based on his two pieces of research in 2006 and 2007. Parnaby (2006) conducted a Canadian study of CPTED, where 25 individuals interviewed were considered to be professionals and supporters of CPTED model. Many of those who received CPTED accreditation were ex-police officers or employed in the private security sector. The analysis by Parnaby questioned the guiding principles of CPTED, implying that the assumptions were somewhat simplistic. Parnaby's study revealed that CPTED professionals were continually influenced by the idea of 'foreseeable danger', inferring that if an area had unsafe environment or identifiable defects that went unfixed, the consequence would unavoidably lead to some form of criminal activity. Parnaby (2006) therefore critically noted that (i) CPTED professionals see the cause of crime one-dimensional because of the use of word such as certainty (prevention) as opposed to probability (reduction) when prognosticating crime, which results in crime being provoked by poorly designed environment, such methods, he claimed could lead to other programmes being overlooked; (ii) thinking this way separates people into two groups: responsible citizens and criminals, and the separation of 'good' and 'bad' people, according to Parnaby, is probably established on social stereotype based on what people think about race, socio-economic status, and gender by the exclusion of certain types of persons from certain neighbourhoods; and (iii) CPTED professionals wooing their clients into becoming willing associates as they made it seem that risk management was an individual's moral, civic and ethical responsibility, claiming that personal safety is also an individual's ability which he declared could make the strategy lead to vigilantism. Parnaby (2007) principally dwelled on the financial hardship that the concept and theory of CPTED can put on its implementers.

Clarke (2005) responding to the critics of situational crime prevention, which principles are embedded in CPTED identified and addressed seven points which he referred to as misconceptions to include: overly simplistic and theoretical; possibility of displacing crime and making it worse; diverted attention from the underlying causes of crime; its conservativeness and managerial approach to crime; promotion of selfish, exclusionary society; restriction of personal freedom; and its attempt to put all blames on the victim. He identified among others 'diffusion of benefits' as an antidote to crime displacement.

Other criticisms leveled against CPTED include absence of social cohesion within the residential neighbourhoods; no long-term results, most existing built neighbourhood were not planned with CPTED in mind, and alteration would be costly if at all practicable; displacement of crime weakens its general effectiveness; its resistance to change; lack of adequate acknowledgement of CPTED by environmental designers, land managers and individual community members thereby calling for community educational programmes; the controversy in the use of 'Designing' out crime whether it exclusively mean 'architectural an planning term' or 'to eliminate'; CPTED seems to be discriminatory as concepts like gated community and secured by design though sometimes mentioned but are yet to be incorporated as part of CPTED (Casteel and Peek-Asa, 2000; Moffat, 1983; Robinson and Mathew, 1996; O'Grady, 2011; Foucault, (1988); Flvberg and Richardson, 2002; Nussbaum, 2010; Marzbali & Abdullah & Rasak & Talaki, 2011).

**CPSD** – There are enough literature to support the fact that CPSD approach is not completely a new concept though might not be so called in different countries or societies and known for its ability to address the root causes of crime, enhancing community integration, relatively cheaper compared with CPTED and more reliable and realistic (Waller and Weiler, 1985; Hastings, 2007; Canadian Center for Initiatives on Children, Youth, and Community, 2007). UNDP (2002) supported and recommended CPSD as number one Crime Prevention approach due to its tendency of integrating communities in the area of safety and development. According to Waller and Weiler (1985), four factors were attributed to studying CPSD. These include because reduction of crime diminishes the public's fear of crime and the number of crime victims; while the police, courts and corrections attempt to control crime, their scope for further crime reduction, using their traditional methods is limited; while opportunity reduction can displace crime and reduce it in the short term, it may not reduce crime in the long run; and that many factors regularly linked to crime by longitudinal studies can be

manipulated by social development.

However, notwithstanding the above strengths, research studies show that CPSD crime prevention concept is still deficient in many ways. For instance, Crawford (1999) noted that because CPSD is so 'elastic', it is susceptible to the danger of becoming either too diffused-or too dominant, within social policy. This concern, he alerted, postulates to the need to clarify the theories behind CPSD; the call to define its extent of impact and illuminate the limits, bridges, and relationships between crime prevention and social policies and programmes. At a practical level, it also speaks to the need for players across disciplines and sectors to forge new ways of working together. Intersectoral partnerships, for example, can produce new ways to address crime prevention, but these partnerships can also pose challenges as new working relationships are put into place (Torjman,1998).

Hastings (2007) identified the following grey areas for the effective implementation of CPSD concept: that CPSD consequences are downstream, long-term and severe to measure; that a number of fundamental factors are related to the sustainability of community-level CPSD initiatives, these factors have to do with the way that communities come together, organize themselves and respond to issues that concern them but the structures needed like trust, unity and integrity are very difficult to sustain. Also, Hastings and Jamieson (2002) believe that the process needed to educate people about the efficacy of CPSD to yield a meaningful and expected result could be very long.

It was also argued by Kurt (2011) that social intervention theory is not efficient as a crime prevention medium as each neighbourhood is different and would require its own programme tailored to that neighbourhood. Consequent to this is the fact that the ongoing support and costs to keep it up and running in terms of funding and needed organization throughout the year which over time makes this one of the most expensive approaches to implement. It was also earlier mentioned against CPSD concept that most of its risk factors, for example, poverty, homelessness, etc. are very difficult to measure (Canadian Center for Initiatives on Children Youth and Community, 2007)

## 5. CONCLUSION

From the previous, effort has been demonstrated to analyse the concepts and principles of CPTED and CPSD. Studies however show that though more academic research works had been demonstrated on CPTED than CPSD and the volume of global implementation is wider, it needs to be reinstated that the two concepts still need wide opportunity for further research and improvement. For instance, Kushmuk and Whittemore (1981) concluded, CPTED appears to have been successful in bringing about concrete and enduring changes in the physical and social environment. The outcome suggested that it was most successful in improving the area's access control and surveillance. Nevertheless, less successful was producing probable changes in the social environment as the residential neighbourhood, is not encountering a high measure of social cohesion.

It needs be recognised that CPSD is a relatively young field of academic study and it may take some time to learn how best to execute the principles of CPSD and yield results. There seem to be many undecided hurdles in efforts to identify effective ways to approach the multiplicity of risk factors connected to crime and victimization. Essentially, additional research and evaluation of the effectiveness of CPSD is required. To operate with integrity, CPSD programmes need to have adequate means to do what they set out to do, including policies to guide the programme delivery and to ensure that there is accountability for results. Hence, in the emerging nations, Federal, State and Local governments are best placed to impact on crime reduction through CPSD due to their capacity to make strategic policies and the control of the wherewithal. It is easier for the government to effect the complicated underlying social causes of crime and have a long-term impact on crime at various levels.

It is upon this instance that this paper had coined a framework described as Crime Prevention through Social and Environmental Development (CPSED). CPSED, as earlier described is derived from the conceptual marriage between (CPSD) and (CPTED). The two concepts have been successfully certified as a crime prevention tools by researchers and industrialized nations. The combination is considered likewise suitable for developing nations as it involves the contributions of both the public (CPSD) and that of the private (CPTED), thereby agreeing with the concept of Public Private Partnership (PPP). Hence, it is the firm belief of this paper, if this framework can be tenaciously pursued, can cater for both the short and long term crime prevention issues within the residential neighborhoods.

The position of this paper is to solicit for more research that will center on the integration of the two concepts for better performance as it has been displayed in this study that the conceptual marriage will strengthen the weak and vice versa. Casteel and Peek-Asa (2000) posited that social factor tactics are most achievable when they inconvenience the end user the least and when the environmental design process relies upon the blended efforts of environmental professional like designers, land managers, community activists, and law enforcement professionals. The strategies embedded in CPTED cannot be fulfilled without the community's readiness to integrate. Hence, it becomes the responsibility of the whole neighbourhood in the location to transform the environment to a safe place to live. This seems to encapsulate the main thrust of CPSD, hence, the

need for the conceptual marriage.

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Figure 1 Chronological Evolution Of CPTED

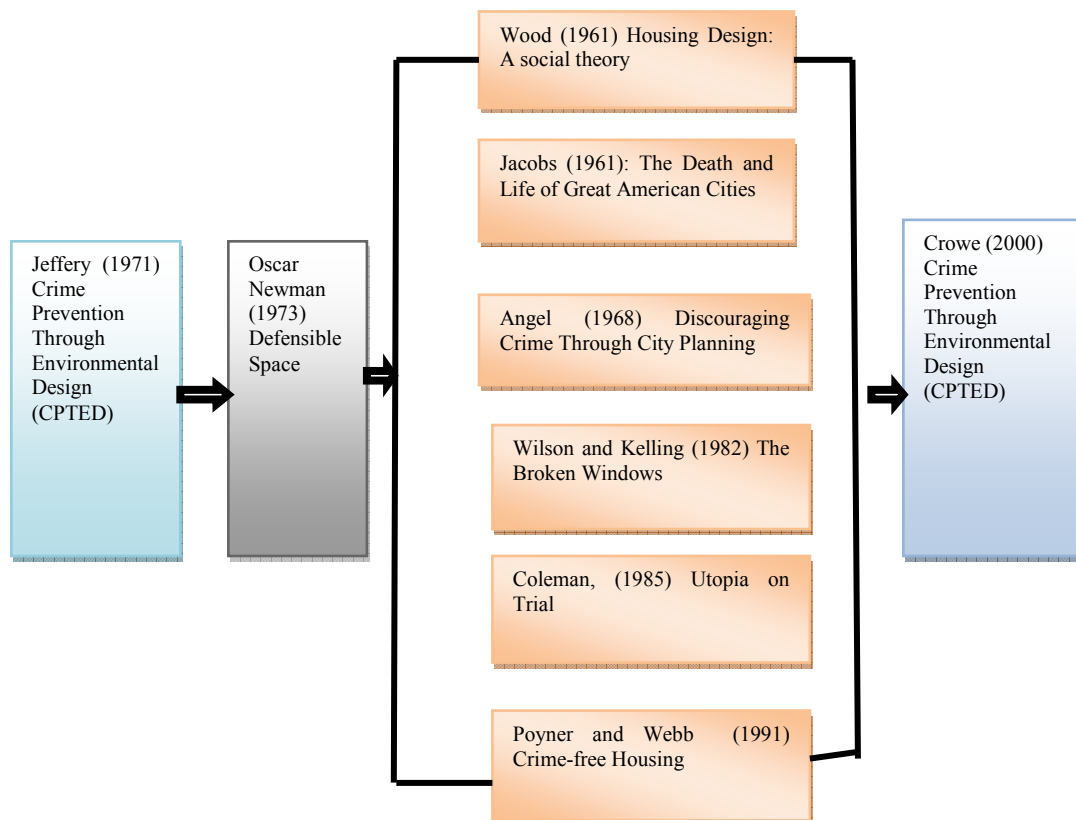


Figure 2 EVOLUTIONAL TREND OF SOCIAL DEVELOPMENT MODEL

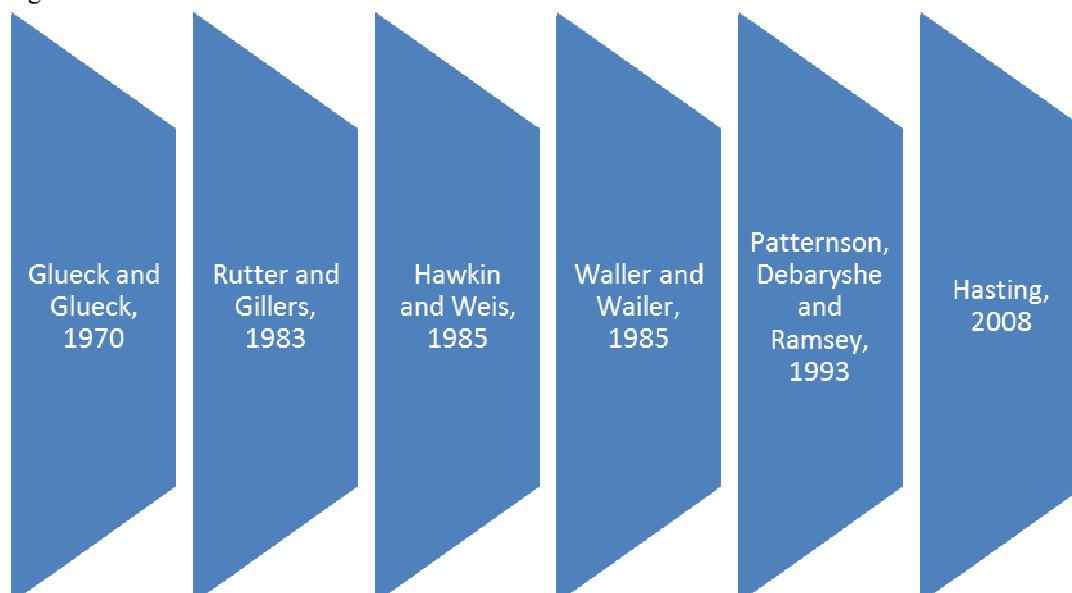


TABLE 1. Analysis of the Strengths and Weaknesses of CPTED and CPSD and Strength in their Merger

Crime Prevention Through Environmental Design (CPTED)	Crime Prevention Through Social Development (CPSD)	Crime Prevention Through Social and Environmental Development (CPSED)
<p><b>Strengths</b></p> <p>*Widely tested and proven</p> <p>*The impact can be felt within short period of time.</p> <p>*It has recorded high level of research and government support</p> <p>*The mechanism is simple and direct.</p> <p>*If fully implemented, it will reduce government spending in policing, and other judicial matters.</p>	<p><b>Weaknesses</b></p> <p>*CPTED mostly results in crime displacement, hence can only reduce crime for a short period of time.</p> <p>*Absence of social cohesion</p> <p>*Confident use of terms like ‘defensible Space’, ‘natural surveillance’, and ‘symbolic barrier’ – as if they are scientifically proven</p> <p>*It required huge capital outlay by the developer.</p> <p>*Only applicable to a newly planned neighbourhood(s).</p> <p>*Its resistance to change.</p> <p>*Individualising security makes the approach more of vigilantism.</p> <p>*Danger in overstating its impact and slipping into a design determinist philosophy.</p> <p>*Introduction of nodes, paths edges can serve as route to other crimes. &amp; Sociologists believe that crime has its root from sociology and not architecture or planning.</p>	<p><b>Strength</b></p> <p>*Ability to address root causes of crime.</p> <p>*Many factors linked to crime by longitudinal studies are influenced by social development</p> <p>*United Nations scoring it high as a reliable crime prevention approach for community integration.</p> <p>*It is relatively cheaper to implement.</p> <p>*It enhances community integration</p> <p>*Wider coverage of application. It can be applied to both developed and planned neighbourhoods</p>
	<p><b>Weaknesses</b></p> <p>*It is not good for short term policies and implementations</p> <p>*Structures needed for its sustainability like integrity, trust and unity are not easy to come by.</p> <p>*Time needed to educate the public about the programme for it to yield result is considerably long.</p> <p>*Its elasticity makes it becoming too diffused or too dominant – within social policies</p> <p>*The need for intersectoral or interdisciplinary partnerships which may be difficult to establish.</p> <p>*Difficulty involved in measuring some risk factors like poverty, unemployment, etc.</p> <p>*Socio-Cultural factors peculiar to different communities</p>	<p><b>Benefits of the Merger</b></p> <p>*It brings to the fore the role of both the private and Public in crime prevention</p> <p>*It enjoys the strength of both thereby discarding their weaknesses</p> <p>*A search into the literature reveals that no study has been done in this direction, hence a gap in knowledge is bridged</p>

Source: Authors’ compilation.

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