



## Keeping our communities safe and reassured



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**Application  
Reference:**

Date: 16th July 2015

**Location:** Land off The Birches, Cheadle

**Proposal:** Outline planning application with all matters reserved (except access) for erection of dwellings

The following comments should be considered in the light of the National Planning Policy Framework aim to achieve places which promote *'safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'*, National Planning Practice Guidance and in accordance with Section 17 of the Crime and Disorder Act 1998 (the statutory obligation placed on local authorities to do all they can to prevent crime and disorder), and Article 1 of Protocol 1 of the Human Rights Act 1998.

Staffordshire Police have no issues with the proposed development of the application site for housing.

Should the outline application meet with planning approval and in recognition of the fact that the NPPG Design Paragraph 010 (reference ID: 26-010-20140306) states that *'Designing out crime and designing in community safety should be central to the planning and delivery of new development'* any future reserved matters application should demonstrate (in both the Design and Access Statement and as it translates into the plan drawings) how crime prevention measures have been considered and incorporated in the design proposal. In terms of layout this should include the provision of clearly defined private and public space, good natural surveillance throughout, appropriate boundary treatments and well-positioned gating/fencing, dual-aspect corner properties, properties with 'public fronts and private backs', rear gardens backing onto one another where possible, good even lighting which avoids pools of darkness, and well-overlooked parking with an absence of unoverlooked rear parking courts.

The applicant is advised to visit [www.securedbydesign.com](http://www.securedbydesign.com) and familiarise themselves with and ensure proposals respond to the Secured by Design principles contained within the New Homes 2014 guidance document found within the Design Guides section. This is advised even if there is no intention/obligation to seek Secured by Design accreditation for the housing scheme per se. This document deals with the seven attributes of sustainable communities that have been identified as being particularly relevant to crime prevention, namely – access and movement; structure; surveillance; ownership; physical protection; activity; and management and maintenance. The Secured by Design initiative has been developed by the Association of Chief Police Officers and seeks to address crime prevention as it relates to development layout and design by reducing opportunities for crime and anti-

NOT PROTECTIVELY MARKED

social behaviour and by providing guidance on physical security issues including recommended minimum standards for such things as external doors and windows.

Staffordshire Police would welcome the opportunity to discuss more concrete layout proposals with those representing the applicant prior to the submission of any subsequent reserved matters application.

**Crime Prevention advice is given freely without the intention of creating a contract, and all comments and recommendations are site specific. Staffordshire Police and the Home Office do not accept any legal responsibility for the advice given.**

David Elkington  
Crime Prevention Design Advisor