



# Keeping our communities safe and reassured



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**Application  
Reference: SMD/2016/0200**

Date: 3rd May 2016

**Location: Land off Tenford Lane, Tenford Lane, Upper Tean**

**Proposal: Outline planning application for residential development of up to 49 houses with all matters reserved except for access**

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 objection to the provision of housing on the application site.

Whilst the Initial Site Proposal drawing is only indicative at this stage, a layout broadly along these lines would address typical concerns that relate to the commission of burglary, vehicle crime and anti-social behaviour. Whilst not all rear gardens would back on to other rear gardens or other robust existing boundaries, there would be scope for them to be made secure with appropriate boundary treatments. Such a layout would facilitate good natural surveillance throughout the site in the main (that of the public open space would need improvement) and in-curtilage or garage parking is suggested.

Given the outline nature of this particular application, submitted specifically to ascertain the acceptability of housing at the location in principle, the absence of any reference to crime prevention or community safety within the application documentation is understandable. However, 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 clearly discuss and demonstrate how crime prevention and community safety measures have been considered and incorporated in the design proposal.

In this regard, the applicant or those acting on the applicant's behalf are advised to visit [www.securedbydesign.com](http://www.securedbydesign.com) and familiarise themselves with and ensure the proposals respond to the Secured by Design principles contained within the Homes 2016 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 addresses 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 police initiative seeks to address crime prevention as it relates to development layout and design (section 1 of the document) by reducing opportunities for crime and anti-social behaviour and by providing guidance on physical security issues (sections 2 and 3 of the document) including recommended minimum standards for such things as external doors and windows, which would satisfy Building Regulations Document Q (Security).

**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