



Keeping our communities safe and reassured



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Application

Reference: SMD/2015/0435

Date: 17th May 2016

Location: Land adjacent 17 Saltersford Lane, Alton

Proposal: Outline Application for residential development of 23 dwellings with all matters reserved (except 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 principle of housing at this application site.

A site layout along the lines of that indicated (as per the revised plans submitted May 2016) could work well in terms of crime prevention given the constraints that exist. All dwellings would address the road and offer a good level of natural surveillance throughout the development. The opportunity would exist for unauthorised access from the front to the private rear of the properties to be denied by well-positioned fencing and lockable gating. Parking would be a combination of secure garage or overlooked in-curtilage. A cul-de-sac arrangement with no through route is ideal in terms of creating a more secure environment with a strong sense of identity where outsiders are more noticeable - hence offenders are less inclined to target the location. The revised access arrangements should result in the residents' concerns associated with the previously proposed Saltersford Lane access being addressed.

It would be important for the rear garden boundaries of the properties that do not back on to existing rear gardens to be robust. The proposals to reinforce the existing hedge boundaries is noted and welcomed. There may be a need to supplement some of these with fencing where necessary. The rear garden boundaries that will abut the 10m wide public footpath corridor to the eastern edge of the site will need to be particularly secure. The opportunity could exist here for hedging to be added outside the fencing to reinforce this boundary and soften the visual aspect of the fencing.

The applicant is advised that from the viewpoint of Staffordshire Police and for the long-term benefit of the future residents, it would be highly desirable for the properties to meet the minimum physical security standards contained within the Secured by Design Homes 2016 document. This includes external doorsets and ground floor/accessible windows which have been tested and have third party

certification to accepted physical attack-resistant standards. These would satisfy the requirements of Building Regulations Document Q (Security). This can incidentally also be a good selling point, given that security is high on the list of factors house buyers look for. Better still would be for Secured by Design accreditation to be sought for this development, assuming of course, planning permission is granted. Further information is available at www.securedbydesign.com on certified products and this free of charge scheme.

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 demonstrate how crime prevention and community safety measures have been considered in the design proposal.

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