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Date: 7th December 2020

Application: DET/2020/0058
Location: 19 Congleton Road, Mow Cop
Proposal: Proposed farm machinery/implement storage unit

The following comments should be considered in the light of the following:

- The National Planning Policy Framework states "Planning policies and decisions should ensure that developments ... create places that are safe ... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience";
- National Planning Practice Guidance which states that "Designing out crime and designing in community safety should be central to the planning and delivery of new development";
- SMDC Core Strategy Policy C1 –"Require development proposals to incorporate high quality locally distinctive design features and layouts that will reduce crime and the fear of crime and support inclusive communities, particularly in terms of accessibility and functionality in line with the Council's Design SPD";
- The statutory obligation placed on local authorities to do all they can to prevent crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998;
- The 2006 CABE document entitled 'Design and Access Statements: How to Write, Read and Use Them', which states "Statements should demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime."

The submission of the above planning application is noted. Isolated rural buildings housing farm machinery, maintenance equipment, implements etc can be lucrative targets for both opportunistic and organised groups of offenders. The applicant would do well to ensure that a high level of security is provided for this building, particularly when it comes to securing the double doors through which offenders would need to remove any substantial items.

For external locking products, the applicant should consider highly attack-resistant, superior quality hasp and staple/padbars and padlocks. The use of cheaper, substandard or lesser quality products, which offenders can easily prise off or bolt crop should be avoided. Various manufacturers produce certified attack-resistant BS12320/CEN insurance rated padlocks and hasp and staples/padbars towards the higher end of the certification. These should be researched on the internet or visit a reputable locksmith. Squire Locks (www.squirelocks.co.uk – their Stronghold range) and Mul-t-lock (www.mul-t-lock.com – their NE High Security padlock range) are just two such manufacturers. The best hasp and staples/padbars have concealed fixings, which hide them from offenders. The means of fixing chosen (screws, coach bolts etc) should not undermine the robustness of the hasp/staple or padbar. 'A concise guide to the different types of padlocks and the corresponding insurance /security ratings' is available as a pdf document under the 'technical advice' section on the following website and provides some useful information to help inform decision making - www.nothingbutpadlocks.com
Providing some form of protective metal shroud to hide the padlock and prevent bolt cropping or

sledgehammer type attacks would also be worthy of consideration. Ideally a couple of securing points should be provided for these doors. The applicant should also ensure that the choice of fixings for any external hinges would not allow an offender to simply unscrew them with a screwdriver in their possession and peel back the door. It would be advisable to ensure that it is not possible for offenders to crawl under these double doors, which is possible with some outbuildings.

Securing machinery and equipment in situ within a building is often overlooked, but it can be effective as it can prevent offenders from simply removing items should entry be gained. The delay it provides and noise taken to try to overcome measures can deter offending. Items can be secured together or to the ground using a combination of chains, padlocks and ground anchors. It would be advisable to ensure that such products have a certified level of attack resistance, that is either a Sold Secure Gold rating or possess Secured by Design accreditation. Sold Secure have a very useful online catalogue. Although probably not relevant here, smaller items of equipment could be secured within Secured by Design approved Armorgard or Van Vault steel cabinets, which themselves should be secured in situ.

Ideally the applicant should use some form of technological means to alert them to suspicious activity or intrusion. This could be motion detector activated CCTV which sends remote alerts and or some form of alarming, which sends a remote alert. These deny potential offenders unlimited time to operate. A local alarm sounder could also be worth considering as this could scare offenders off. The aim should be for the applicant to put in place a range of security measures, which deter, detect and delay.

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.

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