



**STAFFORDSHIRE
POLICE**

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Early Intervention & Prevention Unit
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Weston Road
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Date: 1st July 2021

Application: SMD/2021/0089
Location: Capri, Gallows Green, Alton
Proposal: Outline planning application with all matters reserved for a residential development of about 13 dwellings

The proposal has been reviewed with particular reference to Police CPI's Secured by Design guidance and in accordance with the recognised principles of Crime Prevention Through Environmental Design.

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

- Under the heading Promoting Safe and Healthy Communities, Para 91(b) of the NPPF states "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion."
- Under the heading Achieving Well-Designed Places, Para 127(f) of the NPPF 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."
- Under the heading Planning Should Address Crime Prevention, Design Para 10 of the NPPG states "Designing out crime and designing in community safety should be central to the planning and delivery of new development";
- Staffordshire Moorlands Local Plan - Design Consideration, Spatial Objective SO10 –"To deliver sustainable, inclusive, healthy and safe communities";
- The statutory obligation placed on local authorities to do all they reasonably can to prevent crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998;
- The 2006 CABI 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."

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1. Staffordshire Police have no issues with the principle of developing the site for residential purposes. While recognising the site is located within a generally low crime area, the applicant still needs to be aware that the National Planning Practice Guidance states that 'Designing out crime and designing in community safety should be central to the planning and delivery of new development'. Consequently, the design of the layout should pay particular attention to crime prevention and community safety issues, which would include:
 - Providing outward facing housing with habitable rooms such as kitchens and lounges providing active frontages;
 - Where possible, a secure arrangement of rear gardens backing onto one another or existing properties to provide mutual security (public fronts, private backs);

- Appropriate height fencing and lockable gating to be positioned close to the front of the building line to deny unauthorised access to the private rear of the properties from the front;
 - The avoidance if possible of any rear access paths. Where these are unavoidable, they would need lockable gating at or close to the front of the building line;
 - Potentially more vulnerable rear garden boundaries should be reinforced by raising fence/wall heights, adding trellising or the use of external defensive hedge planting;
 - Provision of defensible space at the front of the properties;
 - Providing very good natural surveillance over the road network, any public open space within the development, over the parking provision and between the residential properties themselves;
 - Dual-aspect corner plots (where appropriate) to aid natural surveillance;
 - Adequate in-curtilage parking at the front or side of the properties overlooked from the housing (overlooking side windows advisable) or the use of secure garage parking, provision of visitor parking and an absence of unoverlooked rear parking courts;
 - Well overlooked and defined access/egress points to the development;
 - A road network which generally discourages anti-social or dangerous driving;
 - No separate unoverlooked footpaths or other areas which might lend themselves to anti-social behaviour;
 - Both municipal lighting columns and housing-mounted lighting which aid natural surveillance, deter crime/asb and provide a safe living environment;
 - In general, a layout which creates the perception it would be under the ownership and control of the residents and one likely to discourage negative interaction with the development by outsiders.
2. To assist with designing out crime layout considerations, the applicant's attention is directed to the Secured by Design Homes 2019 guidance document (or any later version) available at www.securedbydesign.com. Within this, 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 are addressed.
 3. The Proposed Block Plan – Scheme 1 (indicative site layout) drawing accompanying this outline application appears to tick many of the points above (or has the potential to do so), which is encouraging in terms of providing a safer and more secure environment, and reducing criminal or anti-social opportunity. The development would be a small one with opportunities for plenty of natural surveillance indicated throughout the site. The absence of any through route, which would legitimise the presence of outsiders will be beneficial. Given the nature of the site making opportunities for mutually secure rear gardens very limited, the rear garden boundaries for the dwellings abutting the lane along the eastern site boundary and the field on the western boundary will need to be suitably robust.
 4. Ultimately to complement a crime/asb-resistant and safe site layout, the applicant should seek to satisfy the minimum recommended dwelling physical security requirements (particularly in terms of external doorsets, ground floor windows and garages) referenced with the Homes 2019 document cited above. This would be a further significant way the applicant could demonstrate that they had sought to design out criminal opportunity for the long term benefit of the future residents.
 5. In the light of the above, any reserved matters application that subsequently comes forward should clearly explain within the Design and Access Statement and demonstrate in the site layout how crime prevention and community safety measures have been considered and incorporated within the proposal. Providing a specific and comprehensive section in the Design and Access Statement addressing this would be helpful.

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