



STAFFORDSHIRE
POLICE

Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffs
ST13 6HQ

Early Intervention & Prevention Unit
Ground Floor, Block 9
Staffordshire Police HQ
Weston Road
Stafford
ST18 0YY

Date: 18th August 2021

Application: SMD/2021/0491
Location: Land off Tenford Lane, Tean
Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) in relation to SMD/2016/0811 – 40 houses

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. The location of the housing at the middle/eastern end of the development access road coupled with an absence of either through routes or other pedestrian connections should inherently and substantially reduce the likelihood of negative outsider interaction with the site in terms of crime or disorder. Theoretically, it is likely that only those with a legitimate reason to do so (residents, visitors, deliveries, tradespersons etc) will enter the developed housing element of the site. This should contribute to a development that is perceived to be under the ownership and control of its residents.
 2. The sinuous nature of the development spine road should reduce vehicle speeds and encourage a safer pedestrian environment. Whether there would still be merit in incorporating some form of traffic calming feature/s would be worth exploring.

3. Natural surveillance throughout the development should be good with dwellings with active frontages addressing the street combined with dual aspect corner plots. Parking should be reasonably well overlooked. The public open space in the western portion of the site appears to be nice and open with good sightlines across the space providing a safe environment to exercise.
4. The nature of the individual plot boundary treatments appears to be not stated – no hard landscaping or boundary treatments drawings are provided. Rear garden boundary treatments (minimum 1.8m height recommended) will need to deter casual intrusion with fencing and lockable gating positioned as close to the front of the building line as possible to provide secure rear gardens. Any boundary weaknesses within the existing Tenford Lane hedge boundary will need to be adequately compensated for to ensure the security of plots which will back onto the lane is not compromised.
5. The applicant is advised that from the viewpoint of Staffordshire Police and undoubtedly for the long-term benefit of the future residents, it would be highly desirable for the properties to satisfy the minimum physical security requirements contained within the Secured by Design Homes 2019 design guide (or any subsequent later version). Of particular importance would be external dwelling doorsets and ground floor/accessible windows (plus garage doorsets), which have been tested and importantly, possess third party certification from a UKAS-accreditation body to a recognised manual attack-resistant security standard. This would be one further significant way in which the applicant could seek to design out criminal opportunity. Such third party certified doorsets and windows are widely available, satisfy rigorous performance standards aside from security, and provide a proven and demonstrable level of manual attack-resistance, whereas non-certified products offer no such assurance, and introduce an easily avoided and unnecessary vulnerability.
6. Should this application ultimately meet with approval, it is requested that an informative note for the applicant is attached to the bottom of the decision notice directing them to advice on construction site security. Wording along the lines of the following would be ideal - 'For online advice on construction site security, the applicant's attention is directed to the following publications from recognised bodies - The British Security Industry Association's 'Construction Site Security – A Guide' and Secured by Design's 'Construction Site Security Guide 2021'.'

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