



STAFFORDSHIRE
POLICE

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Early Intervention & Prevention Unit
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Weston Road
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Date: 5th October 2021

Application: SMD/2021/0610
Location: Land East of Froghall Road, Cheadle
Proposal: Outline for up to 228 dwellings with access considered (all other matters reserved)

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 92(b) of the NPPF 2021 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 130(f) of the NPPF 2021 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 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."

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1. Staffordshire Police would have no issues with the principle of developing this application site for residential purposes. The proposed site access arrangements appear appropriate with pedestrian/cycle connectivity to existing and already approved future development incorporated as well as to the adjacent Public Right of Way. Anything that can be done to discourage any inappropriate motorbike access to designed pedestrian site access points, which could be a nuisance and pose a danger to pedestrians/cyclists should be considered.
 2. The applicant's attention is drawn to the importance placed upon designing out crime and designing in community safety, which should be central requirements to the planning and delivery of new development. Consequently, the layout design should pay particular attention to crime prevention and community safety issues, which would include:

- Providing outward facing housing offering active frontages and with habitable rooms such as kitchens and lounges at the front to provide good natural surveillance;
 - A secure arrangement of rear gardens backing onto one another or existing properties to provide mutual security (public fronts, private backs);
 - Appropriate height robust fencing and lockable gating positioned close to the front of the building line to deny unauthorised access to the rear of the properties from the front;
 - The avoidance if possible of any rear access paths. Where these are unavoidable, they should incorporate full-height lockable gating (key operated from both sides) at or close to the front of the building line;
 - Rear garden boundaries which abut public space can be more vulnerable. These should be reinforced by raising fence/wall heights, adding trellising or the use of external defensive hedge planting. Not only does the latter reduce the visual impact of fencing/walls, but it can provide ecological benefits;
 - Provision of defensible space at the front of the properties;
 - Clearly defined space throughout and the use of the attractive railings or similar means to enforce this and discourage unwanted movement. For example, shared driveways abutting public land could be edged with railings;
 - Providing a high level of natural surveillance over the road network, any public open space within the development including any areas of play, over the parking provision and between the residential properties themselves;
 - Dual-aspect corner plots 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, an absence of undesirable rear parking courts and provision of visitor parking;
 - Well overlooked and defined access/egress points to the development;
 - A road network which generally discourages anti-social or dangerous driving and aids pedestrian safety;
 - No separate unoverlooked footpaths or other areas which might lend themselves to anti-social behaviour;
 - Both BS5489-1:2020 municipal lighting columns and housing-mounted lighting which aids natural surveillance, deters crime/asb and provides a safe living environment, designed by an appropriately qualified lighting designer who can demonstrate suitable professional competency for this type of development coupled with relevant years of experience;
 - 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.
3. To assist with designing out crime layout considerations, the applicant's attention is directed to the online Secured by Design Homes 2019 design guide (or any later published version). 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.
 4. The Design and Access Statement accompanying the outline application is very informative and reasonably comprehensive. The Illustrative Masterplan/Indicative Layout drawing appears to tick very many of the points mentioned above (or has the clear potential to do so), which is encouraging moving forward in terms of providing a safer and more secure environment, and reducing criminal or anti-social opportunity. Housing is shown as outward-facing blocks with the potential to provide plenty of natural surveillance and with enclosed rear gardens generally backing onto one another. There are some rear access paths serving certain dwellings shown and access to these would need to be suitably restricted. In the main, the open space would be well overlooked including the designated Crescent Green area with play space. Opportunities to increase natural surveillance over the designated Orchard Green space, which could very largely have views into it screened by the proposed native hedgerow should be considered.
 5. Some courtyards are included and all but one have housing within them, which is ideal to oversee them and discourage any potential misuse of the space. One exception is some rear parking within the 'Mews'. This will not be overlooked and it will provide access to the surrounding rear gardens. This should be designed out. Some rear unoverlooked parking is also indicated for dwellings on one side of the lane (those backing onto existing properties), which ideally would warrant some redesign to remove it.

6. Ultimately to complement a robust crime/asb-resistant and safe site layout, the applicant should satisfy the minimum dwelling physical security requirements (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. Such products are widely available and provide a demonstrable level of physical attack-resistance.
7. In the light of the above, any reserved matters application that subsequently comes forward should clearly explain within the Design and Access Statement (or other narrative) and demonstrate in the site layout how crime prevention and community safety measures have been appropriately considered and incorporated within the proposal. Providing a specific and comprehensive section in the Design and Access Statement addressing this would be deemed 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.

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