



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: 26th November 2021

Application: SMD/2021/0738
Location: Land to front of 158-168 Mill Street, Leek
Proposal: Creation of customer car parking area to the front of 156 - 168 Mill Street, Leek and new vehicular access from Mill Street and an egress to Hamil Drive with associated landscaping and servicing

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.

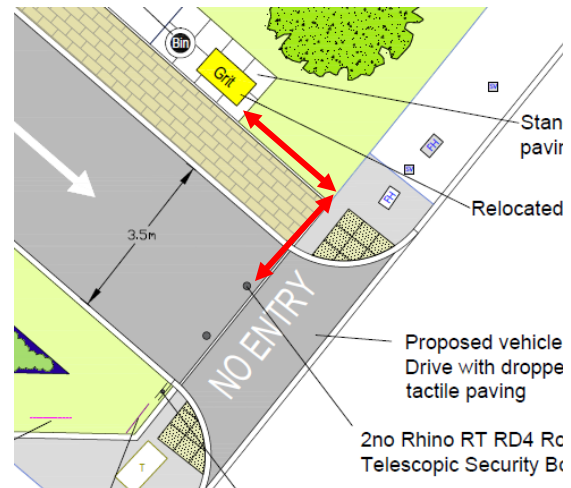
The following comments should be considered in the light of the following:

- 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."

-
1. There would appear to be undoubted benefits to the three businesses at this location by the provision of some convenient off-road parking at the front as proposed as well as potentially improving traffic flow and highway safety.
 2. The inclusion of bollards with a maximum air gap of 1.2m in front of the retail units to protect pedestrians and prevent any vehicle impact (accidental or deliberate) with the units is welcomed. It is doubtful whether the bollards proposed offer a proven and certified level of protection to hostile vehicles, although they will clearly offer some protection and be a very obvious visual deterrent, which given the nature of the businesses and intention to deny vehicle access to the site out of hours means they are highly likely to be adequate. However, should there be absolute requirement to provide a proven and demonstrable level of vehicle protection, bollards with

certification to the standard PAS 170-1, which is designed to stop a family car at 10 or 20mph would be a definite step-up.

3. The inclusion of telescopic bollards at the vehicle entrance and exit to deny out of hours use to the car park seems a very prudent course of action to reduce the likelihood of any issues arising that might adversely impact upon residents in terms of noise nuisance or misuse of the car park.
4. An observation in relation to the exit is that seemingly there may be scope for vehicles to simply bypass the bollards to one side, even across the grass. The area in question is red arrowed on the proposed site plan extract opposite. It would be worth incorporating some fixed bollards etc from the outset to deny this opportunity.



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