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Date: 5th July 2022

Application: SMD/2022/0249
Location: Land off Cheadle Road, Upper Tean
Proposal: Full Planning Application for residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space, sustainable urban drainage, landscaping, pumping station and associated works

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 are broadly supportive of the majority of the layout proposals contained within the application documentation, although a number of recommendations are made within this consultation response. There should be a buffer with Cheadle Road with the vehicle and pedestrian access points there overlooked by houses within the development. The houses are generally arranged in blocks with rear gardens backing onto one another to provide mutual security and unauthorised access from the front of them prevented by reasonable height and positioned fencing and gating. In some places, the houses will back onto existing development and those in the south-west corner should benefit from buffer planting. Where the courtyard housing will back onto Breach Lane, there is the indication that hedge planting will help to protect these rear boundaries aside from other purposes it will serve.

2. Where rear access paths will serve more than one property, the Enclosures Plan suggests that most of the paths will be gated, but not necessary all. It is recommended that all such paths are gated as close to the entrance of the path as possible, secured with a key operated lock (operable from both sides) with keys provided to respective residents. This would prevent anyone from disappearing out of view and enhance the rear security of these dwellings.
3. Dual aspect dwellings have been incorporated at certain locations to eliminate blank gables and aid natural surveillance, which should be fairly reasonable throughout most of the development including the footpath linkage from Cheadle Road. This linkage may benefit from some suitable railings for the section closest to Cheadle Road to prevent shortcutting across the land that will belong to plot 52, which could result in nuisance/conflict. This principle might also apply at the entrance to the courtyard where shortcutting across the land from the footpath link to Breach Lane may be a nuisance/source of conflict to plot 60. Railings at the courtyard entrance could also be used to enhance a sense of place.
4. The Design and Access Statement states under Parking that 'Parking is predominantly frontage or side of plot parking to ensure that residents have surveillance over their cars.' While this is generally the case, the rear parking for plots 40-41 and 56-57 will certainly not be overlooked by those respective residents and indeed for 56-57 it may not be overlooked at all. Furthermore, parking arrangements for these 4 plots will enable ease of access to the rear garden boundaries here, which undermines security. It is recommended that some reconfiguration takes place to eliminate these perceived layout security weaknesses.
5. It is noted that certain rear gardens boundaries will abut publically accessible space that theoretically would render them more vulnerable in terms of security. However, the Illustrative Landscape Masterplan is encouraging in that it suggests that either native hedgerow planning or shrub planting will be used to form a buffer in certain places. Staffordshire Police would fully endorse this approach, in particular, recommending the extensive use of planting that would result in a protective external buffer being created to reinforce more exposed rear garden boundaries. This approach would also have the benefit of softening the visual appearance of walls/fencing and assisting ecology.
6. The Trim Trail area should benefit from some overlooking from dwellings facing it. Ensuring visibility into this area is enhanced by raising the height of the crowns of any trees located there is recommended. Furthermore, the side elevations of plots 56-57 facing this open space appear to be devoid of windows from a habitable room that would offer any overlooking opportunities. It is recommended that this is rectified. By contrast, the dual aspect nature of plots 27 and 32 facing the public open space towards the south-west corner of the site is welcomed.
7. Column street lighting compliant with BS5489-1:2020 Code of Practice for the Design of Road Lighting supplemented by dwelling mounted lighting at the front of dwellings can play an important role in providing a safe living environment and reducing opportunities for crime and anti-social behaviour. A well-designed lighting scheme would address this and not conflict with ecological considerations as long as it is undertaken by a qualified lighting designer who can demonstrate suitable professional competency for this type of development coupled with relevant years of experience. The Local Planning Authority should satisfy itself that this will be the case.
8. In addition to providing a sound layout, and undoubtedly for the long-term benefit of the future residents, Staffordshire Police recommend that the dwellings within this development satisfy the recommended minimum physical security requirements contained within the online Secured by Design Homes 2019 design guide (or any subsequently published version). Of particular importance would be the installation of external doorsets and ground floor/accessible windows, 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 and provide a safer living environment. Such third party certified doorsets and windows are widely available, satisfy rigorous material performance standards aside from security ones, and provide a proven and demonstrable level of manual attack-resistance, whereas non-certified products offer no such assurance, and consequently could introduce an easily avoided and unnecessary

vulnerability. The applicant is directed to the online guide for further information on security standards, in addition to the raft of other useful information contained therein.

9. 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 following lines would be ideal.

'For online advice on construction site security, the applicant's attention is directed to the following publications from recognised bodies:

- Construction Site Security – A Guide (British Security Industry Association)
- Construction Site Security Guide 2021 (Secured by Design)
- Construction Site Security Guide (National Business Crime Centre)'

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
Designing Out Crime Officer