



STAFFORDSHIRE
POLICE

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Early Intervention & Prevention Unit
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Date: 15th February 2023

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
CONSULTATION ON REVISED INFORMATION

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 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 majority of revisions indicated on the most recent layout drawings. The southern area will feature a block layout with rear gardens backing one another and adjoining existing rear gardens, coupled with some housing backing onto neighbouring commercial premises. Natural surveillance over the streets from overlooking properties should be generally very good. The reconfigured northern courtyard area has many of the same attributes as the previous layout with a supplementary hedge buffer along the Breach Lane boundary. The central western section of housing will address the street in one direction and a private drive in another providing good natural surveillance in both directions. Some rear

gardens will back on to each other, but others will abut publicly accessible land, albeit this appears to be quite wooded and is away from other development.

2. Previous comments (5th July 2022) concerning: the importance of ensuring all rear access paths are suitably gated as close to their entrances as possible; the use of defensive hedge buffer planting and/ or higher boundary treatments to reinforce rear garden boundaries which will abut publicly accessible space; the benefits in terms of safety and security from the provision of a good lighting scheme; the security benefits that can derive from ensuring parking provision is adequately overlooked; and the long term benefits in terms of safety and security from the installation of third-party security certified external doorsets, ground/floor accessible windows and garage doorsets are reiterated here and should be referred back to.
3. One aspect of the proposed revisions which is undoubtedly a retrograde step in terms of criminal and anti-social opportunities, and resident safety relates to the north-east section where two largely enclosed parking courts are to be included. Inadequacies with the planning website have not allowed all documents to be viewed (for example house types), but these are likely to be poorly overlooked. The larger of the two courts will also seemingly have a number of on-foot access/egress points.
4. Staffordshire Police discourage rear parking courts in particular those which are not adequately overlooked. Vehicles parked within can be more vulnerable to crime. Experience and research shows they can generate problems with regard to various forms of anti-social behaviour as well as providing direct access for offenders to rear garden boundaries. The shelter provided by covered entrances can attract nuisance youth gathering. Furthermore, they often prove inconvenient and unpopular with residents (getting shopping in, dealing with toddlers, don't feel safe using them etc) who then park outside their houses anyway (on the pavement if necessary) or even on grassed areas, where their car can be observed and/or more easily accessed, avoiding the parking provision at the rear. They can be/become sterile environments and depending on circumstances and nature of the residents, introduce conflict even amongst neighbours (eg. footballing against fences, old sofas dumped, old vehicles left to deteriorate etc). Rather than belonging to everyone, the perception is that it belongs to no-one and as a consequence the residents' collective responsibility to upkeep them fails as caring for the communal space is thought of as someone else's job. The social interaction benefits with neighbours of in-curtilage parking at the front are also lost. For these sorts of reasons, these are generally perceived to be a poor design feature and not in line with the bullet pointed extracts at the top of this response. Consequently, Staffordshire Police recommend that further revisions are made to design these out and provide a more secure/safe layout arrangement in this portion of the site.
5. 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