



STAFFORDSHIRE
POLICE

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

Early Intervention & Prevention Unit
First Floor, Block 6
Staffordshire Police HQ
Weston Road
Stafford
ST18 0YY

Date: 18th October 2024

Application: SMD/2022/0267
Location: Land at Blythe Park, Sandon Road, Cresswell
Proposal: Reserved matters application for layout, internal access arrangements, scale, appearance and landscape details for phases 4 and 5 (159 residential dwellings and community uses). The outline application was an EIA application and an Environmental Statement was submitted to the council at the time. SMD/2018/0789.
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 Healthy and Safe Communities, Para 96(b) of the NPPF 2023 states "Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings 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 and Beautiful Places, Para 135(f) of the NPPF 2023 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";
- 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".

-
1. It is noted that the most recent Planning Layout drawing is CRS-PL-101 Rev N superseding Rev F that was previously consulted on. There are quite a number a number of layout differences between the two, most notably the northern section, but the majority are relatively minor, and seemingly inconsequential as long as good crime prevention practice is in place.
 2. In the northern portion, replacement of some houses with an additional block of apartments and reorientation of retained houses (now plots 139-140) does not appear unreasonable. Certainly,

overlooking of the path from the northernmost corner of the site should be improved. Concerning this additional apartment block, previous advice around the importance of restricting unauthorised access by the inclusion of a suitable access control visitor door entry system, secure post/parcel receipt arrangements and suitably robust physical security arrangements, notably communal entrance doorsets, ground floor windows (and other doors) and individual apartment entrance doorsets would apply. To this end, it is recommended that the applicant incorporates the physical security guidance contained primarily within section 2A of the police's Secured by Design Homes Guide 2024 (or any subsequently updated version). Indeed, this recommendation applies to the entire development since the guide aims to provide best practice guidance and recommendations to the design, developer and construction sectors in relation to crime prevention and security considerations for a wide range of new build and refurbishment residential settings, reducing criminal and anti-social opportunity and providing a more secure and safer living environment for residents over the long term.

3. Plot 133 is one of the results of the northern revisions that have taken place. This appears a little awkward, fronting the main estate road, but with parking from the rear. One might have thought that there would be scope to swap the positioning of the house/garden and parking with access to the parking from the private drive access serving plots 134-138 off the main estate road. The secure line of fences (and ornamental mix hedging) could then extend all the way along the rear of this row.



4. The revised layout appears to have resulted in the relocation of some rear access paths, but possibly one less in number overall. It is noted that they all appear to have gates (presumably lockable) positioned as close as possible to their entrance, which is welcomed. A number of rear access path removals has resulted in a couple of housing blocks (central portion and south-west portion) having rear gardens backing onto each other completely in accordance with best crime prevention theory, which is ideal.

5. It is noted that these houses (plots 113-115) now front towards Sandon Road with the parking no longer being directly overlooked from those houses, which is unfortunate. At least three other properties will have views directly into this parking area. It is likely that for convenience, residents of plots 113-115 will from time to time (or possibly routinely?) come and go via their rear gates. Aside from being suitably robust, the incorporation of a key-operated lock (ideally to the standard BS3621) operable from both sides is recommended for them to be left secure whether residents are coming or going.



6. A very comprehensive soft landscaping plan is noted to serve a variety of purposes. In terms of security, suitable planting can prove to be a very effective natural reinforcement of relevant fence boundaries, which may be more vulnerable. A defensive low mix and large ornamental mix are amongst the proposals. Their use (and/or alternative planting) to enhance rear garden protection for more exposed boundaries should be optimised where possible.
7. If a travel pack or similar is to be provided for each household, it is requested that a copy of the Secured by Design Security Advice Guide – Bike Security Tips leaflet is included as per the following link- [BIKE SECURITY LEAFLET A4 4pp nov 22.pdf \(securedbydesign.com\)](https://www.securedbydesign.com/bike-security-leaflet-a4-4pp-nov-22.pdf) or any updated version thereof.
8. The benchmark in terms of security and community safety in residential settings is the aforementioned Secured by Design Homes Guide 2024 (or any subsequently updated version).

With their intricate knowledge and understanding of the development, it is recommended that the applicant undertake an exercise to measure their detailed and possibly still to be finalised proposals against the wider layout and physical security best practice guidance within the document to ensure that all relevant aspects have been suitably considered and positively addressed for the long-term benefit of successive generations of residents/site users. Doing so after all, would be fully in keeping with the NPPF - "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".

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

For more information on Secured by Design, design guides and interactive 3D design guides, visit www.securedbydesign.com

Note - 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)'