



STAFFORDSHIRE
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Our Ref: **23.01.26 (225.26.SM)**
Your Ref: **SMD/2025/0481**
Date: **23rd of January 2026**

Dear Sir,

Ref: SMD/2025/0481
Proposal: REMOVE THE REMAINS OF THE EXISTING BUILDING AND HARD LANDSCAPING
CONSTRUCTION OF FIVE NEW URBAN TOWN HOUSES
Location: The Old School Canteen Shepherd Street, Biddulph

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.

To reduce opportunities for unwanted access to the rear of plots, where the majority of burglaries occur (85%), I recommend that a shared gate is erected flush with the end boundary to the West of the Plot. This gate should be openable by key from both sides (rim lock) and include a closing mechanism.

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 2024 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 135(f) of the NPPF 2024 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";
- 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;
- **(Where these proposals require a Design And Access Statement to accompany the application)** 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."

Further Information and links.

Please note that relevant help and information may be gained from the following web sites:

- www.securedbydesign.com
(The official Police Security Initiative and Police Preferred Specified security product scheme).
- www.bsi-global.com
(Standards, Training, Testing, Assessment and Certification).
- www.bregroup.com
(Offer quality of performance and protection certification for fire, security and environmental products and services).

If I can be of any further assistance, please do not hesitate to contact me on **doco@staffordshire.pnn.police.uk**.

The Secured by Design Website (**www.securedbydesign.com**) provides valuable information regarding police and home office recognised standards and licensed component manufacturers.

Crime prevention design advice is given free without the intention of creating a contract. The Police Service and the Home Office does not take any legal responsibility for the advice given. However, if the advice is implemented, it will reduce the opportunity for crimes to be committed.

Yours sincerely,



D. Fisher (B.Sc. Hon's)
Architectural Liaison Officer.
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