



Keeping our communities safe and reassured



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

Stone Police Station
Radford Street
Stone
Staffs
ST15 8DB

Contact: David Elkington
Direct No: 01785 234165
Email: david.elkington@
staffordshire.pnn.police.uk

Application
Reference: SMD/2015/0050

Date: 24th February 2015

Location: Turners Pasture, Ness Grove, Cheadle

Proposal: Erection of 36 single-storey dwellings

The following comments should be considered in the light of the National Planning Policy Framework aim to achieve places which promote '*safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion*', National Planning Practice Guidance and in accordance with Section 17 of the Crime and Disorder Act 1998 (the statutory obligation placed on local authorities to do all they can to prevent crime and disorder), and Article 1 of Protocol 1 of the Human Rights Act 1998.

The layout of the proposed development possesses some notable crime prevention attributes and consequently Staffordshire Police have no objection to it. There should be good levels of natural surveillance throughout the development and between properties. The cul-de-sac nature of the development with no through routes should substantially reduce the likelihood that anyone other than residents or genuine visitors will frequent the location. This should encourage a sense of community with outsiders more conspicuous as a result.

Approximately half of the dwellings will back onto the rear gardens of existing properties which is an ideal arrangement in terms of mutual security. The back gardens of the remaining dwellings will be secured by a new post/rail fence with hedging which in time should provide a reasonably robust boundary. Although not shown on the layout plan, there would be ample scope to provide fencing/lockable gating to prevent unauthorised access into the private rear gardens from the front of the properties. This should be done as close to the front of the building line as is practicable.

The courtyard parking at the far end of the development will be extremely well overlooked. Other parking may be less so (at least from the owners property), although views between properties across the street should help compensate for this.

In the best interests of crime prevention and community safety I would ask the applicant/developer to visit www.securedbydesign.com where information can be obtained (New Homes 2014 guidance within the Design Guides section) on relevant recommended minimum certified physical security standards for such things as external doors and ground floor/accessible windows along with general design guidance. It is important for residents to have these security issues considered and measures such as the installation of products providing a tested and proven level of intruder resistance implemented, wherever possible. Staffordshire Police would go further than this and recommend that

should the application meet with approval, the applicant builds on the good (crime prevention) layout and seeks Secured by Design accreditation for the scheme.

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
Architectural Liaison Officer