Cheshire Constabulary

[redacted]

30th July 2025

Application No: 25/01764/OUT

Proposal: Outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).

Location: Land At Grid Ref 348876 359298 Greenlands Tattenhall Chester

Site visit: Not required.

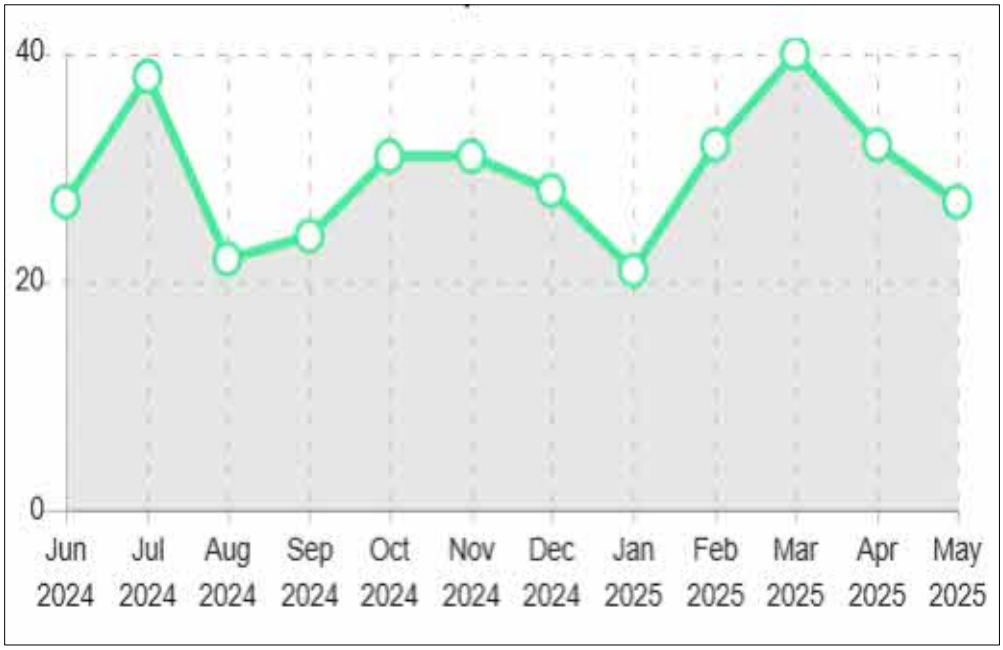
Dear Sir or Madam,

Thank you for consulting Cheshire Constabulary on planning application 25/01764/OUT. I have reviewed this application and have made comments and recommendations within this report, based on the risk associated with this type of development and considering crime levels in local area.

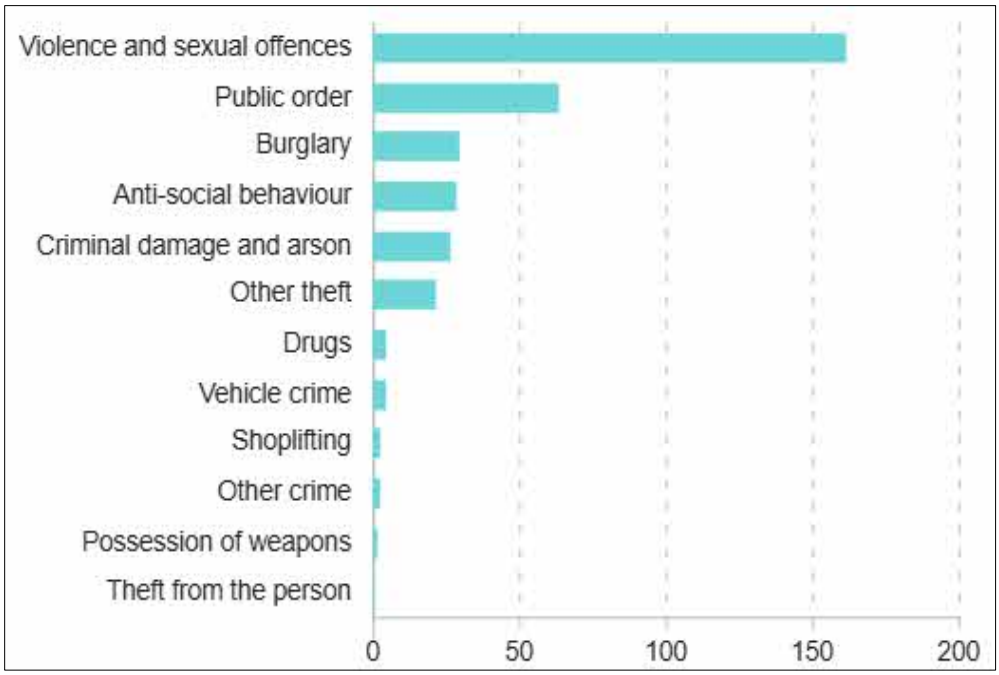
This report has been produced by a Designing out Crime Officer (DOCO) who has served with Cheshire Police for over 15 years. The officer has completed a Level 5 ProQual Diploma in Crime Prevention and Designing out Crime from the Police Crime Prevention Academy (PCPA).

Crime – Tattenhall and Malpas

Crime level overview for the Tattenhall and Malpas – June 2024 – May 2025



Crime types for the Tattenhall and Malpas ward – June 2024 – May 2025



Crime Types list for the Tattenhall and Malpas ward – June 2024 – May 2025

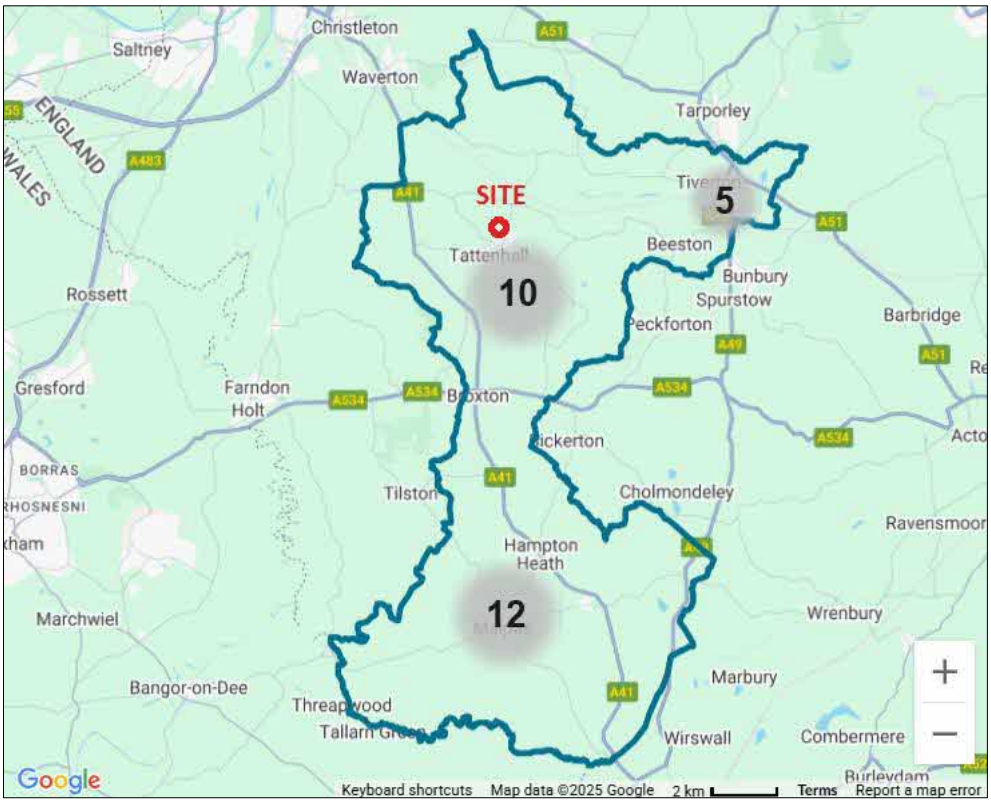
Type	Total	Percentage
Anti-social behaviour	29	8.2%
Burglary	30	8.5%
Criminal damage and arson	27	7.6%
Other theft	22	6.2%
Public order	64	18.1%
Violence and sexual offences	162	45.9%
Shoplifting	3	0.8%
Other crime	3	0.8%
Drugs	5	1.4%
Possession of weapons	2	0.6%
Theft from the person	1	0.3%
Vehicle crime	5	1.4%

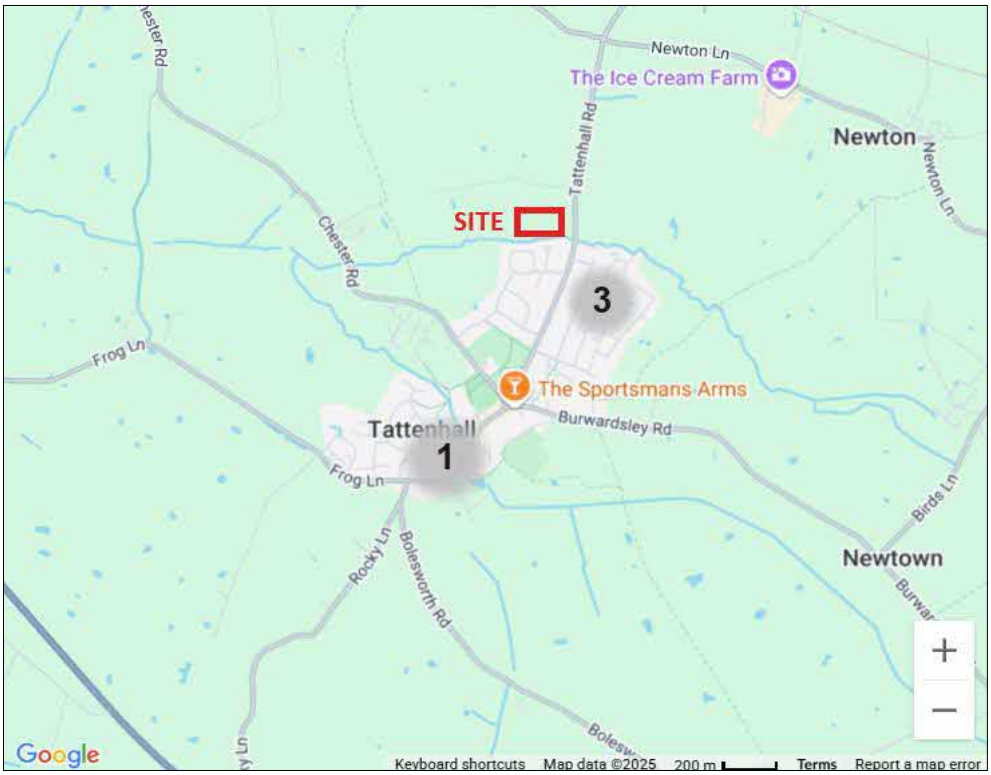
The primary source of information for crime data within this report is the Police.uk website.

Violence and sexual offences are the most reported incident type in the Tattenhall and Malpas ward. Public order and burglary follow as the most reported incident type. There have been 30 burglaries in the ward, over the previous 12 months. This figure does appear high, however the ward covers a large area and should be considered in this context.

Crime maps for the Tattenhall and Malpas ward:

May 2025:





Comments and observations

Properties will overlook the street and neighbouring plots, which means there will be good levels of natural surveillance. This will help to deter an offender from entering the site due to an increased chance of them being seen. An offender is more likely to operate in an area where there is less chance of detection.

Permeability is not excessive. Excessive permeability can aid criminal activity and make a location more vulnerable. There is only one access point which will help to deter criminal activity. The site is enclosed meaning an offender cannot cut through, they will lack legitimacy for being in the area and have few escape routes. An offender would prefer a choice of escape routes instead of having just one, which leaves them vulnerable to detected, being caught etc. The enclosed nature if the development will ensure a potential offender is more likely to stand out.

Blank, windowless elevations should be avoided, to ensure that natural surveillance is not hindered. An offender will feel less vulnerable to detection in an area where there are no windows present.

Side gates should be as close as possible to the front of a dwelling to ensure that there is not a recessed space, in which an offender can hide from view. This is especially important where blank elevations are present, due to the lack of surveillance in these areas.

The play area will be in the centre of the development appears and overlooked by neighbouring properties. This aids safeguarding and will help to deter incidents of low-level crime and anti-social behaviour which play areas can be prone to in some circumstances. This is a low crime/ASB area, so I would not expect any issues with this play area.

Most burglaries occur via the rear of a property, where an offender is less likely to be seen. This means that making sure the rear area of a dwelling is not easy to access is

important. Boundary treatments which are 1.8m in height should be used to secure rear areas. The majority of rear gardens will back onto one another which is a crime deterrent, as access into rear gardens is more difficult. Rear areas which back onto public space are more vulnerable as they are easier to access, which for the most part has been avoided here. There are a couple of plots which abut public space; however, any vulnerabilities could be countered with the use of defensive planting along their boundary or use of trellis on top of fencing.

For external doors and all accessible windows, I would recommend using products tested to PAS24:2022, which is the most up to date version of PAS24. PAS24:2022 tests against a current and typical burglar attack, using commonly used tools. This standard of door and window would offer more resistance in the event of them being attacked and reduce the risk of burglaries occurring in this area.

Lighting has a very important part to play not only in aesthetics, but also in the security of buildings and grounds. Lighting will assist surveillance and make the area unattractive to the criminal element. All lighting should comply with British standard 5489-1:2020 and BS EN 12464-1:2002. Attention should be paid so that lighting provides a uniform coverage without creating any pools or shadows. Lighting schemes need to be designed in conjunction with landscaping and any tree planting. Lighting should illuminate all elevations containing a door set, car parking, garage areas and any footpath leading up to the dwelling.

Planting should not impede the opportunity for natural surveillance and must avoid the creation of potential hiding places. As a general recommendation, where good visibility is needed, shrubs should be selected to have a mature growth height no higher than 1 metre and trees should not have branches, foliage and growth below 2 metres above the ground, to allow a 1 metre clear field of vision. As a general rule the front of buildings should be open to view. Attention should be given to the location of walls and hedges so that they do not obscure windows and doors, and the position of trees do not create climbing aids into property.

The vast majority of parking will be at the front of dwellings and within view of active rooms, which ensures that there will be good levels of natural surveillance in these areas. This will help to deter vehicle crime as an offender may feel vulnerable to being seen. There are a few parking areas which are to the rear of properties and in between back gardens, which ideally would be avoided as these spaces will be more vulnerable to vehicle crime.

At this stage there are no details relating to cycle parking. If internal cycle parking is not possible for all properties and sheds are required, I would recommend the below specifications, which is stated in Secured by Design Residential (Homes) Guide 2025:

Where sheds are provided for bicycle parking, they shall be certified to Sold Secure SS301 Bronze, or above and securely fixed to a suitable substrate foundation in accordance with the manufacturers' recommendations.

Policy and Legislation to consider

National Planning Policy Framework [NPPF] - 8. Promoting healthy and safe communities 96 (b). 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 – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas'

Cheshire West & Chester Local Plan (Part One) Strategic Policies, Adopted 29.01.15 - Strategic objectives SO8 (social) states that the development should;

> 'create stronger, safer and healthier communities by enabling access to leisure, recreational and community facilities and promoting walking and cycling.'

Section 17 of the Crime and Disorder Act 1998 which states that all relevant authorities have a duty to consider the impact of all their functions and decisions on crime and disorder in their local area.

> 'Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.'

Carbon cost of crime

Reported crime, and loss and damage associated with crime, in England and Wales equates to a staggering 5.5 million tonnes of CO_2 per year with unrecorded crime taking this to over 6.5 million tonnes per year. Integrating crime prevention through environmental design

(CPTED) within a development can help to lower the carbon cost of crime which ties into the Cheshire West and Chester Climate Emergency Response Plan.

Secured by design

I recommend that all developments be designed with the principles of Secured by Design (SBD) embedded within them, regardless of whether the award is being pursued. However, I would welcome a Secured by Design application for this scheme. This would demonstrate compliance with national and local planning policy outlined within this report. More importantly, it would help to ensure the applicant leaves a legacy of a safe community for years to come.

Secured by Design has three differing levels of security award:

- SBD Gold which incorporates the security of the external environment together with the physical security specification of the home.
- SBD Silver which offers those involved in new developments, major refurbishment and the individual the opportunity to gain an award for the level of physical security provided.
- SBD Bronze which offers a route to achieve a reasonable level of physical security for bespoke or refurbished properties where a traditional enhanced security product is not available, or cannot be utilised due to the listed building or other conservation status

Applicants can get more information about Secured by Design (including design guides) available at www.securedbydesign.com.

Applicants can get more information about Secured by Design guides at Secured by Design - SBD Design Guides.

Other crime reduction initiatives are also available for the applicant to consider, for example, Secured Environments www.securedenvironments.com and the Park Mark Award www.parkmark.co.uk.

For information about Secured by Design, please see Secured by Design - Secured by Design

Crime Impact Statements.

Depending on the scale (usually major or significant) applications may require a Crime Impact Statement. Again, these can be obtained by a qualified specialist including DOCOs and this may be a separate statement or be included in the Design and Access Statement.

Summary

I would ask that comments made within this report are considered and amendments made where necessary. As the scheme progresses, I can provide further bespoke security advice.

The rationale for the comments and recommendations made within this report is to reduce the opportunity for crime, disorder, and anti-social behaviour. They also aim to reduce the perception of crime and feeling vulnerability for people within the community.

If you need to discuss this matter further, you can contact me on [redacted].

Kind regards,

[redacted]

Designing Out Crime Officer, Cheshire West and Chester

Crime Prevention advice is given free without the intention of creating a contract. Cheshire Constabulary 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. Cheshire Constabulary is unable to recommend specific companies for security products. We do however recommend that you visit www.securedbydesign.com which gives details of products meeting NPCC Approval. If the premises are subject to a statutory fire certificate, then no recommendations are to be implemented if they breach any requirement of the statutory fire certificate.