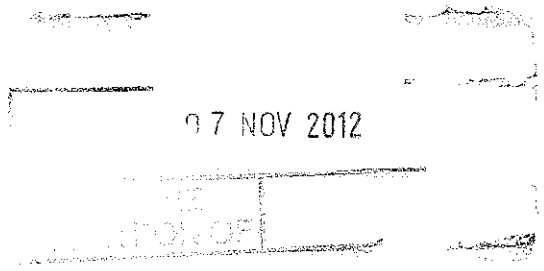




Lancashire Constabulary
police and communities together

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Dear Sir/Madam,

Thank you for the opportunity to comment on this project at this early stage.

A development of this scale provides a great opportunity to shape the future and help to ensure that the community goes on to live in safe and secure environment. There is no better opportunity to do so that to build to a Secured by Design standard. Designing out future crime in real terms, means that for some people you are preventing their home being broken into, preventing their car being damaged or preventing that elderly resident being victim of a bogus official burglary.

We can always buy more locks for our doors and windows but if turning a house round slightly so that the front overlooks the neighbours drives, or omitting a footpath from a cul-de-sac means that the properties that lie there are a less attractive target to an intruder, then what a difference that minor change has made.

If you do not wish to obtain Secured by Design status for the development, there are still crime prevention principles that can be incorporated into the design. I would ask that you please consider my involvement in the discussions that follow on from this point as I would be happy to give any advice that I can.

In order to prevent the opportunity for criminal and anti-social activity in and around the developed site I would like to make the following observations.

- ❖ Providing defensible space to the fronts and gables makes a significant difference in guarding against crime, nuisance and anti-social behaviour. It allows the resident a 'buffer' between the public space and their home, promoting feelings of a safer and more private environment as any home should. Terraced or mews style properties with no front garden or perceived barrier allow an intruder right up to shell of the house without ever leaving the public space. In some of the older properties with no front garden, highlighted in the Village Character Study, residents have claimed ownership of space outside their homes. Some have introduced soft landscaping or planters to establish a barrier to show that you are entering what is private and no longer public space.

On searching crime figures for the whole of Lancashire Police Area, 30/10/11 to 30/10/12 for terraced housing using 'insecure front door' as the method of entry, there were 150 results.

Exactly the same search changing terraced to semi-detached properties returned 89 results – 61 less crimes.

Exactly the same search again, changing semi-detached to detached properties returned 46 hits 104 less crimes.

This simple search illustrates the point that providing a defensible space to properties provides a 'buffer' which displays that the space is no longer public. To enter without legitimate reason is therefore taking a deliberate step towards becoming an intruder. I would ask that this be considered in the design and defensible space be provided to this style of property if they form part of the design, a small garden or barrier makes a huge difference.

- ❖ Secured by Design principles promote the use of cul de sacs as they give feelings of ownership to the residents who reside there. They reduce permeability within the minor routes to houses, limiting their use to residents and visitors with legitimate reason to be there. Intruders stand out rather than blend in as they would in a through route. Cul de sacs also keep the main pedestrian and vehicular traffic to the intended major routes through an area, promoting the intended natural surveillance of play areas, green corridors etc within these areas.
- ❖ The youth play/gathering area should be open and have low level vandal resistant lighting in the hours of darkness. It should be visible from nearby housing but not close enough to cause annoyance to residents. If secluded and unlit it is likely to be vandalised and become an intimidating space that people would rather avoid than pass through or by. All surfaces should be vandal/graffiti resistant.
- ❖ Childrens play areas are often vandalised by older youths who do not have their own specific areas to gather. This plan caters for this issue by providing a separate area for youths to gather. The childrens play area near the pond and school site however, has a more secluded

location and I feel that it may still be used by older kids for this reason and the fact that it is likely to be nearer to the shops, where youths again like to gather. Both childrens play areas should have low level vandal resistant lighting in the hours of darkness and be as visible from surrounding housing as possible to deter against vandalism and other anti-social behaviour. Again, anti-vandal/graffiti surfaces should be used.

- ❖ Parking courts have been avoided within this design. I feel this is a very good aspect of the design. Residents like to park their cars where they can see them – next to or in front of their houses for one main reason – they want to keep them safe and be alerted if anyone is breaking into them. Where parking courts may be introduced at the properties off Pendle Road, they should ideally be small, be overlooked from the properties they belong to, and be lit at night.
- ❖ Regarding how the existing houses and the new will border each other, back to back fence between is the much preferred option in joining the two areas. Pathways or open space along the backs of rear gardens provide easy access for intruders to the vulnerable rear of the properties. I support the view taken in the Design and Access Statement.

If I can be of any further assistance/offer any further security advice, please do not hesitate to contact me.

I look forward to future discussions regarding this project.

Yours sincerely

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