



**Lancashire
Constabulary**
police and communities together

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Outline Application 3/2013/0137 for up to 260 dwellings, primary school, vehicle link to A671, car parking and open space, Whalley.

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 the Secured by Design Award is not being sought, there are still crime prevention principles that can be incorporated into the design to make it safer for the future residents and wider community. 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.

The Design and Access Statement states, "**Secured by Design: The principles of secured by design could be integrated into the Proposed Development including consultation with the local Architectural Liaison Officer.**" This is a vague statement that does not make clear whether the principles of Secured by Design will be incorporated into the design.

- ❖ 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. I would advise that the housing looking onto the green space and any other that falls into this category have some form of barrier, such as a 900mm wall or railings providing the occupant some defensible space. Especially in areas of the development where public gathering is encouraged.
- ❖ I have grave concerns over the shared street area adjacent to the primary school where young children will be traversing on a very regular basis. A defined footpath is essential in such areas to ensure the safe passage of children who are told that the footpath is a safe place to walk. Omitting a clearly defined footpath from this area encourages children to use the whole space to walk, cross, run to meet their friends etc. Where they are expected to share this space with vehicles, the risk of a road traffic collision is significantly increased. I ask that consultation is undertaken with Lancashire County Council Highways, to discuss this specific part of the design.
Parking spaces that fall within the curtilage of the dwelling would be advisable here, and a separate area for parents to park when taking children to/from school, so that on street parking is minimised and a child crossing is less likely to take a driver by surprise.
- ❖ 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.
- ❖ Any footpaths/cycle ways should be wide, well lit and with clear sight lines to the properties (not obscured with trees etc) to keep them safe, inviting and well used.
- ❖ Rear access alleyways should be avoided as they give hidden access to the vulnerable rear of dwellings, which is the target of most dwelling burglaries. The rear should be protected from intruder access by a

1.8m lockable gate as far forward to the front elevation as is possible. Rear boundaries should be at least 1.8m and robust, a well-established hedgerow would be suitable in this area.

- ❖ Any external furniture such as seating in the Brookes Lane courtyard area should be well overlooked from surrounding properties. These areas are likely to be used in the evenings for youths to congregate and behaviour can soon deteriorate, leading to damage and nuisance, when there is little chance of being observed.
- ❖ Secured by Design encourages in-curtilage parking provision as vehicles are less likely to be damaged or broken into when they are parked within the property boundary. Where parking areas are absolutely necessary, they should be close to and overlooked by the properties they serve, good natural surveillance is essential in reducing the opportunity for crime. They should be well lit, well overlooked by the properties they serve and parking bays should be marked with the property they relate to, this can avoid future neighbour disputes over parking.
- ❖ Costly and unsightly damage often occurs on play areas that are hidden from the view of local residents and users of other facilities. Play areas should be well overlooked from other areas and nearby housing, and well lit at night.
- ❖ The lighting and landscaping designs should work together so that in areas where both sit side by side, such as the grass verge where the housing overlooks the open space, one doesn't obscure the other.
- ❖ Further advice on school and dwelling security will be given at a later stage of the planning process.

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

Yours sincerely

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