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**Lancashire  
Constabulary**

police and communities together

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**Planning Application Reference Number – 3/2013/0613**

**Outline Application 9 Dwellings**  
**Land to Rear of Highfield, Garstang Road, Chipping**  
**Security and Crime Analysis**

The above scheme is an Outline development of 9 dwellings on Garstang Road, Chipping. This is a rural location and the site is surrounded by open green space therefore the perimeter security of the dwellings is crucial. In order to prevent and reduce the opportunity for criminal activity at the proposed Development I make the following recommendations:-

**Recommendations**

- The 9 dwellings should be developed to Secured By Design Standards - Part 1 Layout and Part 2 Physical Security. Part 1 of Secured By Design – Layout of a scheme is crucial to designing out the opportunity for potential crime in the future as well as reducing the fear of crime amongst residents and visitors to the development. This element of the scheme encourages the dwellings to be orientated so that the opportunity for natural surveillance across the site is maximised.
- Each of the proposed plots sits in large grounds. I recommend that the boundaries of the properties are secured with a 1.8m fencing arrangement such as close boarded or similar to prevent unauthorised access to the vulnerable rear of the properties. A 1.5m arrangement with a trellis topping up to 1.8m provides a secure enclosure whilst creating the opportunity for natural surveillance. It is important to secure the boundary of the properties as they are afforded minimal natural surveillance at the rear as they border large gardens of adjoining properties or green open space.
- Access to the side and rear of the dwellings should be secured with a 1.8m lockable gating arrangement to prevent unauthorised access.
- The Design and Access Statement indicates that the appearance of the dwellings will be addressed under reserved matters. I recommend at this

point that the dwellings are secured with laminated glazing at ground floor level and that doorsets (front and rear) are doors of enhanced security – tested and certificated to PAS 23/24 security standards. Doors should be fitted with a viewer and security bar/chain. Further detail on this can be provided when the application progresses to the next stage of the planning process.

- Units should be fitted with a dusk till dawn lighting unit at the front and rear and garages should be secured with a PIR Security light.

Should this scheme seek to achieve Secured By Design accreditation, further security advice can be obtained from the Police Architectural Liaison Officer at the above address when plots have been numbered and elevations are available. Further information is also available at [www.securedbydesign.com](http://www.securedbydesign.com).

Should you require any additional information please do not hesitate to contact me on 01772 413895.

Many thanks

*R Hines*

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