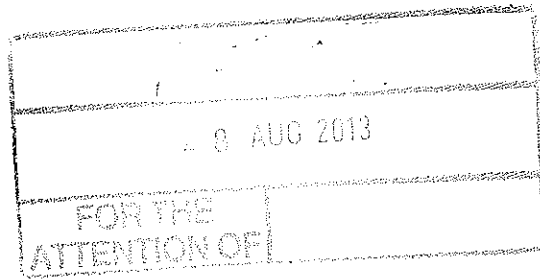




**Lancashire
Constabulary**
police and communities together

Rachel Emmett
Architectural Liaison Office
Lancashire Constabulary
Saunders Lane
Hutton
Preston
Lancashire
PR4 5SB
01772 412 892
07432629040



28th August 2013

Planning Application 3/2013/0737 - Outline Application for up to 62 dwellings at Hanson Garden Centre, 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 an 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.

It is essential that crime prevention is considered at an early stage to reduce the risk of crime affecting future residents following completion of the project.

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.

- Secured By Design promotes the use of cul de sacs as they reduce the pedestrian traffic through an area to residents and legitimate visitors. Residents are more likely to recognise each other and regular visitors, therefore an intruder is more likely to stand out where they would blend in, in a through route. This can deter the intruder as they are at a greater risk of detection. This layout makes good use of this design.
- Different orientation of dwellings promotes natural surveillance throughout the development, again making it less appealing to an intruder and reducing the likelihood of anti-social behaviour becoming a problem. This layout has varying orientation of the dwellings which helps to enhance natural surveillance around the dwellings.
- In curtilage parking reduces the opportunity for auto-crime. This layout indicates in-curtilage parking throughout the development. Should this change, and parking courts are introduced, they should be kept to a minimum and where absolutely necessary, they should be well overlooked by the properties they serve and lit. Parking bays should be clearly marked with the property number they relate to reduce the likelihood of neighbour disputes arising over parking spaces.
- The boundary treatment around the rear gardens should be a minimum of 1.8m to deter intruders intending to commit theft and burglary.
- Access to the rear garden from the front should be restricted by a 1.8m lockable (from the inside) gate.
- Defensible space is provided to the front of all properties, which reduces the likelihood of nuisance/anti-social behaviour being caused to the occupants as provides a 'buffer' between public and private space.
- Any garages should not have windows as they provide a view of valuables stored inside and are a weak point for intrusion.
- Defensible space should always be provided for exposed gables which abut a pavement, parking area etc. This can be achieved by railings or defensive planting.
- Blank gables with no windows should be avoided as they reduce the opportunity for natural surveillance.

If the development is intended to be built to a full Secured by Design standard, then physical security measures should be considered early on. External doors should be PAS 23 & 24 doorsets, windows should be PAS 24, plus the relevant standard for the choice of material and laminated at ground floor level, garage doors should be a Secured by Design approved product. Other considerations are covered in the New Homes 2010 publication found on the Secured by Design website.

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

Yours sincerely

Rachel Emmett

Architectural Liaison Officer | Lancashire Constabulary
01772 413892 | 07432 629040

