



**Lancashire  
Constabulary**

police and communities together

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

22<sup>nd</sup> September 2014

**Outline Planning Application for up to 520 dwellings, relocation of Longridge Cricket Club, new primary school and public open space with all matters reserved except for access at land East of Chipping Lane, Longridge.**

Dear Sir/Madam,

Within the last 12 months period, there have been 40 reported burglary offences in the area surrounding this site. In the same search area and period there were 20 reported auto-crimes and 39 criminal damage offences.

In the same period and area, there were 121 incidents that fall into the 'suspicious circumstances' type of police report. These include reports of suspicious behaviour such as individuals seen loitering in unusual circumstances, possible bogus officials and suspected drug dealing. There were a further 96 'nuisance' incident reports. These figures indicate that the completed development would be at risk of crime and anti-social behaviour.

Design and layout can play an important part in reducing the risk of crime and anti-social behaviour. Once a development is complete it is far more difficult and costly to address.

Schools are often targeted for burglary and criminal damage. It is well known that schools are unoccupied at night, weekends and holiday periods, also the pay-off for the offender is likely to be higher than other types of premises, due to there being more laptops, Ipads, cameras etc stored inside. These items are valuable, easy to move and desirable for selling on.

In order to reduce the risk of crime and anti-social behaviour (ASB) affecting the future pupils, staff, residents, visitors and local community, the design should incorporate the following recommendations.

- For a development of this scale, Secured By Design principles should be followed to design out crime and anti-social behaviour risks at the school and the housing development. These measures would ensure that the development is at less risk of burglary, auto-crime and ASB, thereby promoting safer communities. Lancashire Constabulary Architectural Liaison Officers are available to work with the design team to achieve this standard.
- The road layout of the proposed development includes the use of cul de sacs which should limit the permeability and ensure good use of main spine roads. This helps to promote small pockets of communities where neighbours get to know each other and intruders stand out. This makes intruders more noticeable and thereby deters them from looking for crime opportunities within the area. However, the network of footpath routes in addition to the vehicular routes significantly compromises this security. This layout would not achieve Part 1 Secured By Design which relates to security achieved by the layout. I would advise removing some of the footpath links to ensure the remaining footpaths would be better used and safer, also adding security to the cul de sacs.
- The park areas should remain open with clear views from the surrounding houses. Where possible the footpaths through the open space areas should be incorporated into the lighting scheme to enhance natural surveillance, deter anti-social behaviour/crime and promote safety. Footpaths through these areas should be wide and open with unobstructed views from nearby housing.
- The Design and Access Statement refers to 'short terraces or townhouses'. It is essential these properties are provided with some defensible space to the front. Where dwellings lead straight onto public space they are more vulnerable to ASB and would be more at risk of burglary, where the modus operandi is to try for insecure front doors.
- Where rear access alleys are absolutely necessary, access into the alley should be restricted by a 1.8m lockable gate as close to the front elevation as possible. Where possible the entrance to the alley should be covered by the street lighting.
- All rear boundary treatments should be 1.8m high. This measure is especially important where the garden is adjacent to public space, as this would more vulnerable to intrusion. Where this is the case the fencing should be added to externally with defensive (thorny) planting.
- Utility meters should be located as close to the front elevation as possible to deter bogus official burglary attempts.

- The primary school should be designed in accordance with Secured By Design, with particular regard to physical security to reduce the risk of burglary and adequate boundary treatment. This is particularly important for child safety reasons as the playing fields are surrounded by public open spaces/woodland.

Further comment will be made at reserved matters should outline permission be granted.

**Duty to consider crime and disorder implications.**

*(1) 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.*

Section 17 Crime and Disorder Act 1998

Further advice on the requirements of Secured By Design is available from this office or at [www.securedbydesign.com](http://www.securedbydesign.com)

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

Rachel Emmett

Architectural Liaison Officer | Lancashire Constabulary  
01772 413892 | 07432 629040