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**Lancashire
Constabulary**
police and communities together

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Crime Impact Statement

Outline Planning Application 3/2016/0146 with all matters reserved for residential development of 23 dwellings with access, parking, and associated landscaping following demolition of No.s 23, 25 Old Row, Whalley Road, Barrow

Dear Sir/Madam,

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.

Dwelling burglary patterns indicate that the area most vulnerable would be the rear and side doors and windows (ground floor). Garages and sheds are often targeted for burglary where bicycles and gardens tools are stolen.

In order to prevent the opportunity for criminal and anti-social activity in and around the developed site I make the following recommendations for consideration by the design team prior to the reserved matters planning stage, should the application progress to that stage.

Physical Security

- Secured by Design recommends PAS 24:2012 (or an alternative accepted security standard) certified external doors and ground floor windows to reduce the risk of burglary. This is now a requirement of Building Regulations Approved Document Q.

Promote natural Surveillance

- The indicative layout suggest that differing orientation of the dwellings allows good natural surveillance around the development, this together with a cul de sac arrangement would deter a casual intruder looking for opportunist crime as they would be more likely to stand out and be observed or challenged. Good natural surveillance helps to reduce crime and anti-social behaviour.

- Link footpaths in cul de sacs should be avoided as they compromise the security initially gained by the layout by providing an access and escape route and also a *legitimate reason* for being there – ‘I was just passing through’.
- Lighting at external doors and good, even coverage of street lighting enables views within the development when natural light is minimal. Landscaping should be designed so that trees will not grow to obscure lighting columns.

Car parking

- In curtilage parking reduces the opportunity for auto-crime. The layout suggests that parking is in curtilage. Any additional parking provided for residents or visitors should be well overlooked by nearby dwellings.

Rear Gardens

- Back to back gardens help to secure the more crime vulnerable rear elevation.
- Perimeter boundary treatments should be a height of 1.8m. All cross rails should be fitted internally to deter climbing into the garden from outside.
- Rear garden dividing fences should be a minimum height of 1.5m.
- Where rear gardens are next to public space, woodland or countryside, defensive planting such as hawthorn, is an effective deterrent to intrusion. These dwellings are more vulnerable as a concealed/less visible approach is available which makes them more likely to be targeted.
- Rear access alleys should be avoided where possible as they allow a concealed approach to the rear of dwellings which is where most burglars target. Where absolutely necessary, access into the alleys should be restricted by a 1.8m high (minimum), lockable gate.
- Rear access gates should be 1.8m height and have bolts fixed (not at the top as they can be reached from outside) to restrict access to the side and rear. These should be located as close to the front elevation as possible to reduce the area where an intruder could hide.

Other Areas

- Utility meters should be located as close to the front elevation as possible so access into secure/private areas is not required to read the meters.
- Garages should not have windows as they provide a view of valuables stored inside.
- Where sheds are provided they should not have windows for the same reason as above. Anti-tamper fixing should be used in the construction of the shed.

Reason - To reduce crime and the fear of crime and create safe environments in accordance with;

- **Ribble Valley Adopted Core Strategy Policy DMG1**
10.4 In determining planning applications, all development must:
Amenity 3. Have regard to public safety and Secured by Design principles.
- **National Planning Policy Framework, Paragraph 58**
“Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion”
- **Section 17 Crime and Disorder Act 1998**
(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.

More detailed advice will be submitted at the reserved matters stage should this application be granted permission.

If the development is being built to Secured by Design standard, physical security measures should be considered early on. Advice will be provided from this office and is also available at www.securedbydesign.com.

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

Yours sincerely

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