



**Lancashire  
Constabulary**

police and communities together

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### **Crime Impact Statement**

Planning Application 3/2016/0193 Reserved matters for the detailed approval of appearance, landscaping, layout and scale for the erection of 118 dwellings (Phase 1) at Land East of Chipping Lane, Longridge

Dear Sir/Madam,

**The Crime Impact Statement is formed based on local crime figures and trends, incidents reported to the police and community knowledge gathered from local policing teams. It is with this knowledge and policing experience that the recommendations made are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development.**

Considering the scale of the proposed development, the lack of security consideration within the application is disappointing.

### **Crime Risks**

Offences have been reported in the area around this proposed development within the last 12 months which include burglary, criminal damage and theft.

In order to keep crime to a minimum by reducing the risk of offenders targeting the proposed development, should it be granted planning permission, I advise the following Secured by Design principles are introduced in line with Policy DMG1Ribble Valley Core Strategy ;

### **Compulsory Security Measures**

- Physical security standards for all external doors (including those linking garages to dwellings) and all ground floor windows, must meet PAS 24:2012 (or an accepted alternative) in order to comply with Building Regulations Approved Document Q. This can be satisfied by using Secured by Design approved products which have been certified to be compliant.
- All ground floor windows should have restrictors fitted to deter opportunist burglary offences through open windows.

- The boundary treatment layouts show that rear access gates are located at the rear of the gable elevation. These should be brought forward as the current plan allows access to an area of private space which is hidden from the general street view and is therefore more vulnerable to crime. Simply bringing the gate forward eliminates this risk as suspicious behaviour to climb over or force open the gate would clearly be visible from the street and therefore far less likely to occur. Moving the gate forward would have no associated cost implication.



*This area is far more visible from the general street scene and the position of the gate restricts access to the more concealed gable.*



*Views into this area are severely limited.*

- Where the rear access alley is located adjacent to plot 10, an additional gate should be installed to restrict entry into the alley. This has been done on some alleys but not all – see alley adjacent plots 49, 75, 98 which have gates at the entrance.
- Access between block 105-108 and the rear garden of plot 109 appears to be unrestricted on the plans. This would allow a concealed route to the car parking area serving this block and the block behind (plots 92-95). This creates an unnecessary vulnerability which would be removed by extending the 1.8m fencing to the building and removing this access.

- The landscaping plan should facilitate the spread of street lighting so that trees and shrubs do not grow to obstruct lighting creating dark shadows more vulnerable to crime.



- All proposed boundary treatments are appropriate to the risk.

## Advisable Security Measures

- The area of planting between plots 92-95 & 105-108 could also be used as a concealed or unofficial through route and I advise that either fencing or defensive (thorny) planting is introduced to deter this behaviour.

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.

The above recommendations should be incorporated into the design, prior to achieving planning permission, in order to reduce the risk of crime affecting the future residents, visitors and local community thereby promoting safer Ribble Valley communities and reducing avoidable demand on policing resources.

Further advice on 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

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