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Crime Impact Statement

Planning Application 3/2016/0344 Reserved matters of layout, scale, appearance and landscaping for a residential development for the elderly, comprising of 37 bungalows and 40 retirement apartments at Land at Accrington road, Whalley.

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.

Crime Risks

Within the last 12 month period, there have been 19 reported burglary offences in the area surrounding this site. Included in the burglary reports are offences targeting dwellings of retired residents and those over the age of 60. There have also been 58 reported incidents that fall into the 'nuisance' type of police logging. These include youths drinking alcohol and being confrontational, youths causing noise nuisance and other types of generally anti-social behaviour.

The crime and incident figures and types indicate that the development would be at risk of being affected by crime and anti-social behaviour, which can have a significant impact on quality of life. Other than proposed boundary treatments I can find no reference to security proposals within the application. This is of concern as the development is described as a 'residential development for the elderly', some of whom are likely to be vulnerable to being targeted for crime and nuisance.

In order to reduce the risk of crime and anti-social behaviour affecting the residents, visitors and local community, the development should be incorporate the following principles of Secured by Design (SBD);

Bungalows
- Access gates to rear gardens should be 1.8m in height and lockable from the inside. All cross rails should be fixed on the rear garden side so that they cannot be used to enable climbing from outside.
- Lighting should be installed at all external doors to promote natural surveillance, promote feelings of safety and deter nuisance and criminal behaviour.
- All doors and windows should be certified to PAS 24:2012 or an alternate accepted security standard. This is now a requirement of Building Regulations Approved Document Q which will be satisfied by building to SBD. Front doors must have spyholes and door chains or restrictors fitted.
- All bungalows should be installed with either an intruder alarm or a 13amp non-switched fused spur suitable for an alarm to be added by the occupants at a later date.

- All opening windows must have restrictors fitted to reduce the risk of opportunist intruders taking advantage of windows left open. This MO is more common during summer months.
- Natural surveillance should be promoted as much as possible as this deters intruders as the chance of being seen is higher.
- Dwellings which back onto wooded areas or public open space could be more vulnerable to burglary as there is a concealed approach available. The areas of planting marked 'riverside scrub mix' should include defensive (thorny) planting such as hawthorn which is effective at deterring attempts at entry and should be added to the outer edge of the fence line along these areas.

Apartments
- Communal and individual entrance doors must meet PAS 24:2012 to comply with Building Regulations Approved Document Q. Individual front doors must have spyholes.
- Glazing in the communal entrance doors should be 6.8mm laminated to withstand attempts at unauthorised entry.
- Robust access control arrangements must be in place to restrict intruder access and permit authorised visitors and deliveries. Video intercom is advised to deter intruders.
- Access to the rear garden areas of the apartments should be restricted – if free access is available to this area this would significantly increase the risk of crime and nuisance, especially to ground floor apartments.
- Communal entrances should be well lit with vandal resistant fittings.
- If communal mail delivery facilities are proposed, they should be robust, located in a clearly visible area and securely fixed to the fabric of the building to deter attempts at theft of mail.
- Landscaping should be kept below 1m in height to reduce the risk of obstructing the spread of light and creating places to hide.
- External lighting should illuminate car parking areas and footpaths to deter criminal and anti-social behaviour and promote safe use.

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 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

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

Yours sincerely

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