



**Lancashire
Constabulary**
police and communities together

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Crime Impact Statement

Planning Application 3/2016/0580 Proposed residential development to provide 34No new dwellings and associated works at Spout Farm, Preston Road, Longridge, PR3 3BE

Dear Planning Officer,

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

In the last 12 month period there have been burglaries, criminal damage and auto-crimes reported in the area around this site. These crimes include;

- Offender entered rear garden via side pathway and smashed glazed panel in rear door to gain entry, search dwelling and steal items from inside.
- Offenders approached front of garage located at side of dwelling and attempted to force garage door lock without success and left scene.
- Offender climbed over gate into rear garden, entered garden shed and cut lock off bikes and then stole bikes.
- Unknown offender threw object at front window of dwelling smashing glass.
- Unknown offender threw stone at double glazed window of dwelling breaking outer pane.

The crimes reported indicate that a residential development at this location would be at risk of being affected by crime.

In order to reduce the risk of offenders targeting the proposed development, the following Secured by Design principles should be incorporated in line with Ribble Valley Adopted Core Strategy when determining the outcome of this application;

Security Measures

- 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 and includes doors linking garages to dwellings those easily accessible at other levels.
- Ground floor windows should have **restrictors** fitted to reduce the risk of opportunist burglaries committed through windows left open by the residents. This type of MO becomes more frequent in nice weather when people spend time in the rear garden whilst leaving windows open at the front and opportunist intruders, who are active in this area, can then take advantage.

- **Lighting** installed at external doors promotes natural surveillance and makes a less attractive target for an intruder as the chance of being seen is increased. More often than not developers provide external lighting at front doors however as most dwelling burglaries target the side and rear elevations, external lighting should be installed at all doors, not just the front main entrance door.
- **Utility meters** should be located as close to the front elevation as possible in order to remove the need to access private areas to obtain readings. Intelligent meters that can be remotely read are an alternative solution.
- Either a full intruder alarm system or 13 amp non-switched fused spurs should be installed to enable easy installation of an **intruder alarm** by the homeowner. The dwellings may be targeted by organised traveling crime gangs committing car key burglary offences where the intent is to break into the house in order to locate and steal keys for high performance cars parked on the driveways.
- Where gardens abut public open space they are more vulnerable to being targeted for burglary as access is available right up to the boundary treatments. The lack of natural surveillance around the rear of these proposed dwellings also increases this risk. All glazing in side and rear ground floor doors and windows should be **laminated** to reduce the risk of entry being forced by smashing the glazing.
- **Rear boundary treatments** – perimeter fencing should be a height of 1.8m and designed to deter climbing. In order to open up view to countryside and trellis topper can be used to achieve the overall height. Rear dividing fences should be a height of 1.5m to restrict movement between gardens.
- **Access to the rear gardens** from the front must be restricted as close to the front elevation as possible to remove concealed areas at the front that intruders can exploit in order to gain access to the rear.

Nowhere for intruders to hide whilst attempting entry to the rear - suspicious behaviour is more likely to be seen from the street and neighbouring dwellings and therefore less likely to occur



- The footpath cut through to the bus stop allows a concealed approach onto the development for intruders. This should be made as open and visible as possible and should be covered by the street lighting scheme to promote safe use after dark and deter anti-social behaviour. Landscaping in this area should be kept at low level to avoid obstructing the spread of light and creating concealed areas. Plots 6 & 7 are more vulnerable to anti-social behaviour as the gardens abut this communal space. Introducing low level defensive (thorny) planting along the fence line will prevent access directly up to the fence line and reduce these risks.

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 residential development, visitors and locality thereby promoting safer 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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