

Rachel Emmett
Designing Out Crime Officer
Corporate Development
Lancashire Constabulary
Saunders Lane
Hutton
Preston
Lancashire
PR4 5SB
01772 412 892
07432629040



Lancashire
Constabulary
police and communities together

24th August 2016

Crime Impact Statement

Planning Application 3/2016/0764 Demolition of existing workshop buildings, conversion of the main 3 storey element to provide 14 residential apartments, the erection of 4 apartments, erection of cycle/refuse store, laying out of parking and circulation areas and associated landscaping resubmission of 3/2015/0266 at Primrose Works, Primrose Road, Clitheroe.

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 22 burglaries, 46 criminal damage offences and 13 auto-crimes reported in the area around this site.

These offences are of relevance to the application and include the following;

- Offender entered dwelling via rear window, stole car keys and left in high value vehicle parked outside,
- Offender accessed rear garden by climbing over high gate and forced open garden sheds stealing high value bikes stored inside,
- Offender entered vehicle parked insecure outside owners house and stole clothing left inside,
- Offender threw large stone at rear window of vehicle parked outside owner's home causing rear window to smash.

The crime levels and types indicate that the residential development would be at risk of being affected by crime. Apartment blocks such as this are often subjected to repeated crime and anti-social behaviour (ASB) which is often difficult and costly to tackle following completion of the build. It is essential to design out the opportunity for crime and ASB at the outset.

As with the previous planning application relating to this development the Design and Access Statement states;

The new development shall create a safe and accessible environment where crime and disorder or fear of crime does not undermine quality of life or community cohesion.

Consideration has been given to designing the whole development in accordance with Secured by Design (SBD). SBD supports one of the Government's key planning objectives – the creation of secure, quality places where people wish to live and work. The scheme has yet to be issued to the ALO at Lancashire Constabulary, but the principles identified by SBD have been incorporated into the design of the scheme wherever possible.

There is no further detail contained within the application to illustrate how this is being done.

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

Physical Security

- All communal entrance doors and individual apartment front doors should be certified to PAS24:2012 or a suitable alternative security standard and have laminated glazing to withstand attempts at forcing them open. They should be well lit to promote natural surveillance, safe use and to deter anti-social behaviour. This standard is now a requirement of Building Regulations Approved Document Q.
- Vandal resistant access control systems should be installed at all external doors in both buildings.
- All internal stairwells should be open, well lit and promote visibility through different communal areas by using glazed panels in doors and walls.
- Safe mail delivery facilities should be provided in a clearly visible location within the lobby area to deter attempts at theft of mail.
- All windows (both buildings) that can be accessed from external stairs and walkways should be certified to PAS 24:2012, have laminated glazing and privacy screens to help to protect privacy and reduce the risk of burglary and damage. Any opening lights in these windows should be placed where people cannot reach in and should have restrictors fitted.
- All external walkways should have lighting to ensure safe use, promote natural surveillance, deter crime and promote feelings of safety.
- CCTV coverage of the internal and external areas is advised as disorder and assaults often break out where people gather whilst consuming alcohol. CCTV coverage can act as a deterrent and also provide evidence of behaviour and identification should an assault or other incident occur. Infrared systems provide clear images in all lighting conditions and are advised. Data should be stored securely for a 30 day period before being destroyed if not required.

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 residents, 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

Rachel Emmett
Designing Out Crime Officer | Lancashire Constabulary
01772 413892 | 07432 629040