

Rachel Hines
Designing Out Crime Officer
Corporate Development
Lancashire Constabulary
Saunders Lane
Hutton
Preston
Lancashire
PR4 5SB
01772 413 895



**Lancashire
Constabulary**
police and communities together

31 October 2016

Crime Impact Statement

Planning Application 3/2016/0974

Proposal: Erection of 275 Dwellings, a local neighbourhood centre, access arrangements, landscaping and wildlife infrastructure.

Dear Planning Officer,

I refer to the above application and would like to thank you for the opportunity to comment on the proposal. I have viewed the plans and have the following comments to make with regards to this development:-

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. The security measures 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 the crimes that have been recorded in the area around this site include burglary and theft from a vehicle.

- Burglary – Offenders approached a terraced property and gained entry via the patio doors. Once inside they have located the spare key to the vehicle parked on the drive and taken the car from the address.
- Theft from a vehicle – Offender approaches parked and secure vehicle and removes the rear number plate.
- Burglary - Offender climbs the fence at the rear of a dwelling and approaches the wooden shed in the garden. Using a sharp implement cuts through the lock securing two bicycles and takes them from the address.

These offences were committed within the last 12 month period in this policing incident location.

I can confirm that there are no objections from Lancashire Constabulary in relation to this scheme, although given the potential risk of crime and anti-social behaviour associated with this large new housing development, I ask that the following security measures are incorporated;

Physical Security

- The Scheme should be developed to achieve Secured By Design accreditation. **Reason:** to reduce the risk of burglary.
- All external doors and windows should be **PAS 24/2012** certificated or an alternative accepted security standard. **Reason:** to comply with Building Regulation Approved Document Q and reduce the opportunity for burglary.
- Ground floor glazing on rear and side elevations should be laminated and windows should be fitted with restrictors. **Reason:** to deter attempts at burglary and opportunist crime.

- The rear garden should be fitted with a 1.8m high close boarded timber fence and a 1.8m high lockable gate should be fitted flush with the front of the dwelling. **Reason:** to prevent easy access to the rear and side of the dwelling and to deter attempts at burglary.
- Lights should be installed at all external doors. **Reason** to promote natural surveillance and make a less attractive target for an intruder as the chance of being seen is increased. External lighting is often provided at the front doors however as most dwelling burglaries target the side and rear elevations, external lighting should be installed at all doors.
- Utility meters should be located as close to the front elevation as possible. **Reason:** to remove the need to access private areas to obtain readings.
- 13 amp non-switched fused spurs should be installed to enable easy installation of an intruder attack alarm by the homeowner. **Reason:** to deter potential intruders from targeting the dwellings for burglary.
- If sheds are provided they should be located in visible areas of the garden, fitted with a lockable door and have no windows. **Reason:** Windows allow intruders a view of valuables stored inside.
- Garages should be fitted with a light and the vehicular doorset should be certificated to LPS 1175 Issue 7 Security Rating 1 or STS 202 Issue 3 Burglary Rating 1. **Reason:** to promote natural surveillance and prevent forced entry.
- Interconnecting and hidden footpaths compromise the security of housing developments. Schemes should be designed to make an intruder feel uncomfortable operating in that environment and where possible vehicle and pedestrian routes should be limited. Link footpaths to neighbouring housing schemes such as the one to the north of the parcel of land should be avoided. **Reason:** Link footpaths provide an offender with easy and fast access onto and off the site. Cul-de-sac style arrangements with 1 vehicular entrance route in and out are recommended.
- Shared driveways should be avoided. Often this arrangement is used as a cut through by pedestrians within a housing development causing nuisance for residents which leads to calls for assistance to Lancashire Constabulary. **Reason:** to avoid unnecessary opportunity for nuisance and anti-social behaviour which can affect the quality of life of residents.
- Plans show that there will be some community facilities and a small retail unit within the master plan, at this stage there is limited detail on these buildings. When drawings and elevations are available for these elements of the scheme they should be forwarded to the above office for security measures to be outlined such as intruder attack alarms, CCTV and fencing. **Reason:** to prevent crime and disorder.
- The site must be adequately secured throughout the construction phase. Construction sites are easy targets for opportunist thieves. There are a number of threats to consider including theft, vandalism and criminal damage. The site should be secure at the perimeter with fencing and gates such as 2m high hoarding as well as other measures such as CCTV and security patrols. **Reason:** to deter and detect crime.

These measures should be incorporated into the scheme in accordance with;

- Ribble Valley Borough Council

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.

- **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.

I hope the above is of assistance in your Councils determination of the application. Should you require anything else in respect of this matter, please do not hesitate to contact me.

Yours sincerely

R.Hines

Rachel Hines

Designing Out Crime Officer | Lancashire Constabulary