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**Lancashire
Constabulary**

police and communities together

28 November 2016

Crime Impact Statement

Planning Application 3/2016/0990

Proposal: Outline Application for 18 Dwellings, Land to the North of Ribblesdale View, Chatburn

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.

Burglary - Offender has approached the front of a shop and with bodily force pulled the bottom corner of the front door outwards enabling offender to enter through the small gap. Once inside they have made to the office and removed property as well as taking items from the workshop area.

Theft - Offender approached allotments situated off main road searched area and left with property.

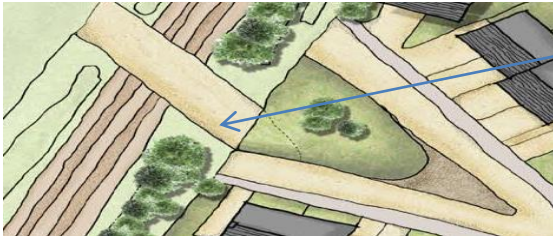
These offences were committed within the last 12 month period in this policing incident location.

I can confirm that there are no objections from Lancashire Constabulary in relation to this scheme, although given the potential risk of crime at new housing developments, I ask that the following security measures are incorporated;

Physical Security

- 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/forced entry.
- 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 gardens 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. The communal parking area should be well lit. **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.

- Plans show a footpath leading through the scheme with landscaping planted either side. Landscaping in this location should be kept low level eg below 1m high. Footpaths should be as wide as possible, located where natural surveillance over them is maximised, well lit and as open as possible. **Reason:** to reduce the fear of crime and to create an environment where an offender would feel uncomfortable operating.
- Plans show an existing bridge that will link into the scheme near to the public open space that will be used for farm vehicle access – (image below). This opening should be gated so as not to provide an easy access route for intruders on and off the scheme. For security purposes 1 vehicle access point and 1 pedestrian route onto and off the development is recommended. **Reason:** Excessive permeability provides opportunity for offenders to easily enter/exit the development.



Access into this area should be restricted with a lockable gate.

- 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.
- Dwellings should be fitted with an intruder attack alarm or a 13 amp non-switched fused spur should be installed to enable easy installation of an alarm by the homeowner. **Reason:** to deter potential intruders from targeting the dwellings for burglary.
- Sheds 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.
- The site must be adequately secured throughout the construction phase. Construction sites, particularly those in rural locations 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