

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



**Lancashire
Constabulary**
police and communities together

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Security Recommendations

Planning Application 3/2016/1185

Proposal: Outline Application for the Erection of up to 50 Dwellings, Former Clitheroe Hospital, Chatburn Road, Clitheroe

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 that are available at this stage and it is noted that there isn't a final layout to comment on due to the scheme being in outline. I have the following comments to make with regards to this development at this time:-

The crimes that have been recorded in this policing incident location in the last 2 year period include burglary and criminal damage. These include-

- Burglary - offender approached terrace house and gained entry to rear garden then forced the locks on the patio door gaining entry to premises before leaving with property.
- Burglary – Offenders approach property by climbing over the fence and force several locks on the sliding patio doors causing them to snap before entering the address.

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 such as burglary, I ask that the following security measures are considered by the applicant to reduce the opportunity for crime;

Security

- Layout – An enclosed cul-de-sac layout is recommended with 1 vehicular and 1 pedestrian access/exit route in. This type of layouts helps to make an offender feel uncomfortable operating in that environment as it increases the chance of them being seen and detected. Further security advice around the layout of the scheme is available from the above office.
- 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 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 doorsets and on the garages. **Reason** to promote natural surveillance and make a less attractive target for an intruder as the chance of being seen is increased.
- Dwellings should be fitted with an intruder alarm system or a 13amp non switched fused spur suitable for an alarm system. **Reason:** to deter and detect intruders.
- The site must be secured throughout the construction phase. Construction sites, particularly those in rural settings like this one are easy targets for opportunist thieves. There are a number of threats to consider including theft, vandalism and criminal damage. The site should be secured at the perimeter

with 2m high fencing and gates as well as other measures such as monitored CCTV. **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

Rachel Hines, Designing Out Crime Officer | Lancashire Constabulary