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**Lancashire
Constabulary**
police and communities together

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Crime Impact Statement

Planning Application 3/2017/0183 – Reserved matters (following outline 3/2014/0183 Kirk Mill) for residential development of 41 dwellings including appearance, landscaping, layout and scale at Land Adj. Church Raik, Chipping (Land Parcel 3).

The proposal is for 41 no. dwellings (reduced from 56) comprising a mix of dwelling types (7) and 9 no. designated as two bedroom affordable units (including one bungalow) as 4 no. ground floor and 4 no. first floor apartments with car parking.

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

Designing out future crime in real terms, means that for some people you are **preventing** their home being broken into, **preventing** their car being damaged or **preventing** an elderly resident being victim of a bogus official burglary. By making minor changes to the design and layout of a development by turning a house round slightly so that the front overlooks the neighbours drive or omitting a footpath from a cul-de-sac can mean that the area is less attractive to a potential intruder and can reduce the fear of crime for residents and visitors.

During the past 12 months there have been low numbers of recorded crime in this area; however, there have been a number of burglaries targeting garages to remove tools and criminal damage offences targeting vehicles.

I can confirm that Lancashire Constabulary do not object to the planning application; however it is important that potential crime risks are reduced where possible within the design to ensure the current levels of crime are not increased.

I have noted that the Design and Access Statement makes some mention of crime prevention in terms of *'the proposal follows the principles of Secure By Design', natural surveillance, screening and lockable gates.*

I would therefore recommend that this development is built to Secured By Design 'Homes 2016'. Further guidance on this is available on www.securedbydesign.com or via this office.

Also, should Ribble Valley Borough Council decide to grant planning permission for this development, I ask that the following conditions are attached to the decision;

Physical Security

- All external doors (including patio, bi-folding, french doors etc.) must be certified to PAS 24:2012 (16) (or an alternative accepted security standard). This is now a requirement of Building Regulations Approved Document Q.
- If access to dwellings can be gained via an interconnecting doorset from the garage the door set must also be certified to PAS 24:2012 (16) (or an alternative accepted security standard). This is now a requirement of Building Regulations Approved Document Q.
- All ground floor and other accessible windows must be certified to PAS 24:2012 (16) security standard in compliance with Building Regulations Approved Document Q.
- Boundary treatments should be sufficient height and design to deter intruders. A height of 1.8m close boarded fencing is usually suitable for the perimeter of rear gardens with dividing fences reducing to 1.5m, if preferred.
- Where side access is required to the rear of premises then access should be restricted by introducing a 1.8m lockable gate as close to the front building line as possible to promote natural surveillance.

Promote natural Surveillance

- The layout should promote natural surveillance by varying the orientation of the dwellings and allowing clear views across open space. Cul-de-sac arrangements help to deter casual intruders looking for opportunist crime as they would be more likely to stand out and be observed or challenged.
- Link footpaths in cul-de-sacs should be avoided as they increase permeability into and out of the site, thus compromising the security initially gained by the layout. They can provide access and escape routes and also a legitimate 'reason' for being there – 'I was just passing through'.
- Back to back gardens help to keep the area secure and deter intruders as they restrict access and intruders are more likely to be seen.
- It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces; this type of elevation, commonly at the end of a terrace, tends to attract graffiti, inappropriate loitering and ball games.
- Lighting is required to each dwelling elevation that contains a doorset (photoelectric cell types). Good, even coverage of street lighting will enable views within the development when natural light is minimal.
- Landscaping should be designed so that trees will not grow to obscure lighting columns or impede natural surveillance as they mature or be utilised as a climbing aid to the rear of dwellings. Site and front garden planting of feature shrubbery and suitable trees (e.g. open branched or light foliage or columnar fastigiated habit) should be considered.

Car parking

- In curtilage parking reduces the opportunity for auto-crime. Where communal car parking areas are necessary they should be in small groups, close and adjacent to homes and must be within view of the 'active' rooms within these homes i.e. rooms in building elevations from which there is direct and regular visual connection between the room and the street or parking court. Such visual connection can be expected from rooms such as kitchens and living rooms. It may be necessary to provide additional windows to provide the opportunity for overlooking of the parking facility.
- The proposal for some of the car parking provision relating to the 9 no. affordable dwellings is of concern in terms of vulnerability as natural surveillance would be limited, especially for plot 6 and parking spaces adjacent to plots 13 & 14. As an alternative for Plot 6, the height of the proposed rear 1.8m close boarded fencing could be replaced with 1.5m high close boarded fencing with a trellis top taking it up to 1.8m. This would increase natural surveillance of the parking spaces by the occupants.
- The communal parking facilities must be lit and certified to the relevant levels as recommended by BS 5489:2013.

Rear Gardens

- Where rear gardens are next to public spaces, woodland or countryside, defensive planting such as native hawthorn, is an effective deterrent to intrusion. These dwellings are more vulnerable as a concealed/less visible approach is available which makes them more likely to be targeted.

Other Areas

- Utility meters should be located as close to the front elevation as possible so access into secure/private areas is not required to read the meters.
- Garages and sheds should not have windows as they provide a view of valuables stored inside.
- The proposed public bench under the Grade B1 mature tree (opposite plots 15 & 16 and adjacent to plots 3 & 4) seating may be a valuable amenity but could also a focus for anti-social behaviour and crime generator. This proposal should be carefully considered in terms of who would utilise the seating and having a good lighting scheme to promote natural surveillance of the area. Creating space between pedestrians and inappropriate loiterers can help reduce the fear associated with having to walk past and thus promote legitimate use of the route.
- The communal bin store proposed for the apartments should be secure, well lit and lockable to ensure only the residents have access to the bin.

Site security – Construction phase

- Unfortunately, there have been a large number of reported thefts and burglaries at construction sites across all areas of Lancashire. High value plant and machinery and white goods and boilers are targeted as the dwellings are nearing completion. This is placing additional demand on local policing resources. Therefore, the site must be secured throughout the construction phase to include robust perimeter fencing and a monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored. Should Ribble Valley Borough Council decide to grant planning permission for this application, I ask that the following condition is attached to the decision; **Condition:** The site must be secured throughout the construction phase as part of the construction management plan. The site should be secured at the perimeter with security fencing and gates as well as other measures such as monitored CCTV accredited with either National Security inspectorate (NSI) or Security Systems & Alarm inspection Board (SSAIB).

Rationale - To reduce crime and the fear of crime and create safe environments in accordance with;

- **Ribble Valley Adopted Core Strategy**
Strategic Objective 3.15; Ensure neighbourhoods are sought after locations by building cohesive communities and promoting community safety. This will be delivered through development management policies ensuring high standards of design having regard to initiatives such as designing out crime, appropriate tenure mix, landscaping and location.

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.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

Davina Helm

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