



**Lancashire
Constabulary**

police and communities together

Davina Helm
Designing Out Crime Officer
Corporate Development
Lancashire Constabulary
Saunders Lane
Hutton
Preston
Lancashire
PR4 5SB

29th May 2018

Preliminary Crime Impact Statement

Outline planning application for 70 dwellings at Land to the south of Whittingham Lane, Grimsargh, Preston. Requested by Matthew Dugdale, Senior Planner, Indigo Planning, Manchester on behalf of Seddon Homes Ltd.

Dear Matt,

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. Making minor changes to the design and layout of a development can mean that the area is less attractive to potential intruders and can reduce the fear of crime for residents, customers, visitors and communities. Therefore, it is most beneficial to address any crime and security issues as **early as possible in the design process** as this allows crime prevention strategies to be effectively integrated into the overall development.

I would also recommend that this new development is built to **Secured by Design 'Homes 2016' security specifications**. Further guidance, design guides and application form can be located at www.securedbydesign.com.

However, Crime Prevention Through Environmental Design (CPTED) principles should also be applied to the development and I would ask that the following security recommendations are included during the design phase to mitigate the risk of crime;

- The layout should promote natural surveillance by varying the orientation of the dwellings and allowing clear views across open space.
- 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.

- Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime and anti-social behaviour. Pedestrian/cycle links must be straight, well lit, devoid of hiding places, overlooked by surrounding buildings and activities and well maintained so as to enable natural surveillance along the path and its borders.
- The provision of public open space, as an integral part of residential developments, can make a valuable contribution towards the quality of the development and the character of the neighbourhood. However, open spaces and play areas have the potential to generate crime, the fear of crime and anti-social behaviour. Therefore, open spaces should be designed to allow clear supervision from nearby dwellings with safe routes for users to come and go and be well lit. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access. There should also be a clear on-going maintenance policy for any proposed open space.
- In curtilage parking reduces the opportunity for auto-crime and should be applied to the development.
- 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. Communal parking facilities must also be well lit and certified to the relevant levels as recommended by BS 5489:2013.
- Rear gardens that are adjacent to public spaces, public rights of way, woodland or countryside, can benefit from defensive space planting, such as native hawthorn, as an effective deterrent to intrusion. Also, these dwellings are more vulnerable as a concealed and less visible approach is available that makes them more likely to be targeted.
- 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
- 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. Those that abut public areas should also include key operated window restrictors fitted to reduce the opportunity of 'sneak-in' type thefts.
- 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.

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 machinery, hand and power tools, lead and metal piping, insulation materials, white goods and boilers have been stolen, with some of these items used to commit further offences. This is placing additional demand on local policing resources.

Therefore, the site must be secured throughout the construction phase and include the following security measures;

- A robust 2.4m high anti-climb weld mesh perimeter fence with matching lockable gates;
- A monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored;
- A monitored and/or recorded HD digital colour CCTV system accredited with either National Security Inspectorate (NSI) or Security Systems & Alarm Inspection Board (SSAIB) approval. Any onsite CCTV recording equipment must be stored securely and located within an alarmed building/cabin.

Rationale: To reduce crime, the fear of crime and create safer communities and environments.

If you like further information, please do not hesitate to contact me.

Yours sincerely

Davina Helm
Designing Out Crime Officer | Lancashire Constabulary