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Residential Scheme - 123 Dwellings, Land at Blainscough Hall, Coppull, Chorley, Lancashire

Crime Impact Statement

This Crime Impact Statement relates to a development of 123 dwellings in Coppull, near Chorley, Lancashire. In order to prevent crime and disorder and to keep people safe and feeling safe, crime prevention strategies should be integrated into the design as early as possible. The security recommendations made below are based on the fact that this is a large development that may potentially create additional demand on local policing services with calls for service.

The types of crimes recorded at large housing developments such as this, include burglary, (a large proportion of burglaries occur whereby the point of entry into the dwelling is via a ground floor rear or side door or window), criminal damage and vehicle crime. If implemented, the following security measures, will help to reduce the opportunities for these types of crimes.

Secured by Design - The scheme should be developed to the police preferred security standard Secured by Design (SBD). The SBD new homes interactive tool kit and the SBD Homes 2019 design guide should be used by the applicant, to help to shape a safe and secure residential development.

Independent academic research shows that Secured by Design certified schemes experience less burglary, criminal damage and vehicle crime. The applicant can contact the Lancashire Constabulary Designing Out Crime team, for further design guidance in respect of Secured by Design - www.securedbydesign.com

- **Public Open Space & Play Areas**– Plans show that there will be areas of public open space within the development, including a trim trail and natural play area which is at the lower end of the scheme near Blainscough Hall. Public Open Space is an integral part of residential developments, and can make a valuable contribution towards the quality of the neighbourhood. However, open spaces and play areas have the potential to generate crime, the fear of crime and anti-social behaviour.
- To mitigate these risks, open spaces and play areas should be designed to allow as much natural surveillance as possible from nearby dwellings with safe routes for users to come and go and be well lit. The natural play area seems to be located where it is relatively concealed within the development, and the only dwellings bordering it are orientated so that their rear gardens back onto the area.
- Boundaries between public and private space should be clearly defined and open spaces must have features that prevent unauthorised vehicular access. There should also be a clear on-going maintenance policy for the proposed areas. Below is a good design example of a play area and communal space being positioned in a location where it has maximum natural surveillance over it from the frontages of nearby dwellings and passing vehicles and pedestrians.



- **Pedestrian & Cycle Routes** -There are various footpaths designed into the layout. Routes for pedestrians and cyclists should be integrated into the design to provide a network of supervised areas to reduce crime and anti-social behaviour. Pedestrian/cycle links must be straight, well lit, as wide as possible, 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.
- **Boundary Treatments & Access Control** – Boundary treatments should be a sufficient height and design to deter intruders. A height of 1.8m close boarded fencing is recommended for the perimeter of rear gardens and dividing fences of the dwellings. Panels in the system should be secured so that they cannot be easily removed. Where rear garden fencing borders areas that would benefit from natural surveillance, such as parking areas and the dwellings that border the natural play area, fencing should be 1.5m high close boarded timber with a 300mm trellis topping up to 1.8m to allow overlooking by residents.
- **Access Control** - A 1.8m high lockable gate should be fitted as close to the front building line as possible to restrict access to the rear and side of the dwellings. Rows of terraced properties are shown on the plans with open access to the rear of the units. These access points should be gated to restrict unauthorised entry.
- **Defensible Space** - A 1m high physical buffer of landscaping such as hostile planting and/or railings should be incorporated at the side of all dwellings from the pavement edge so that access cannot be easily gained to the building shell in particular ground floor windows. Below is an image showing a good design example of low-level railings around new dwellings to clearly define public and private space.



- **Physical Security – Doors** - All external doors should be certified to PAS 24/2016 security standards or an alternative accepted standard, such as Loss Prevention Standard (LPS) 1175 Issue 7/8. This is a requirement of Building Regulation Approved Document 'Q'. By proceeding with the scheme as a **Secured by Design Silver development**, requirements under Part Q will be covered as well as additional security measures for keeping the resident's safe and feeling safe.
- **Windows** - All ground floor and other accessible windows should be certified to PAS 24/2016 security standards or an equivalent standard in compliance with Building Regulations Approved Document 'Q'. Those that abut public areas should also include key operated window 'restrictors' to reduce the opportunity of 'sneak-in' type thefts. Ground floor glazing should be laminated to a minimum of P1A standards.
- **Landscaping** – Areas of landscaping should be carefully designed; species selection should consider future maintenance requirements e.g. growth should not be above 1m high so as not to create areas of concealment for offenders or restrict the opportunities for natural surveillance.
- **Intruder Attack Alarm** - The dwellings should be fitted with an intruder attack alarm that gives security coverage via PIR motion detectors internally and impact sensors on doors and windows that will activate the alarm if triggered. The installation company should be certified by the National Security Inspectorate (NSI) or Security Systems Alarm Inspection Board (SSAIB).
- **Lighting** - Lights should be fitted to all elevations that contain an external doorset. LED Photoelectric cell 'dusk until dawn fittings' are recommended to give a constant level of illumination. The image below shows a good design example of a light fitting illuminating a front doorset area. The street lighting scheme should be developed to BS 5489:2013 and designed by a qualified lighting engineer.



- **Utility meters** – If Smart meters are not being specified, Utility meters should be located as close to the front elevation of the dwellings as possible, so access into secure/private areas is not required to read the meters.
- **Garage Security** – Pedestrian garage doors should be Security Rated to a standard such as PAS 24/2016 and vehicle access doorsets should be tested to a standard such as LPS 1175. The exterior of the garages should be illuminated to promote feelings of safety and deter intruders.
- **Construction Site Security** - The site should be secured throughout the construction phase with security measures, including 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; and 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.

I make the above comments and recommendations in respect of security in order to **keep people safe and feeling safe in accordance with-**

Section 17 of the Crime and Disorder Act 1998 (as amended by the Police and Justice Act 2006) 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 (including anti-social and other behaviour adversely affecting the local environment); and (b) the misuse of drugs, alcohol and other substances in its area crime and disorder in its area.

Please do not hesitate to contact me at the above office for anything else in respect of this matter as the scheme progresses.

Rachel Hines, Designing Out Crime Officer, Lancashire Constabulary