

## Janak Singh

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**From:** Hines, Rachel <Rachel.Hines@lancashire.pnn.police.uk>  
**Sent:** 24 September 2020 15:01  
**To:** Devcon Mailbox  
**Subject:** RE: Message regarding Application Number 06/2020/1002 at Land north of Jepps Lane, Barton

Dear Planning Officer

### **F.A.O – R Major**

### **Planning Reference Number 06/2020/1002**

### **Proposal:- Outline planning application seeking approval for access only for residential development of 125 dwellings - Land to the North of Jepps Lane, Barton**

Thank you for consulting Lancashire Constabulary in respect of the above planning application. This planning application has been submitted with a Design and Access Statement by the applicant. The proposal is for a Story Homes residential development of up to 125 new homes. On page 12 of the Design and Access Statement there is a section regarding the potential crime impact of the development and proposed security measures, the content of which is detailed below in bold. The proposals are supported by Lancashire Constabulary Designing Out Crime Officers. In addition to this I make some further security recommendations for consideration by the applicant as the scheme develops, in order to keep people safe and feeling safe and to prevent the opportunities for crime:-

***Crime prevention and safety measures have not been considered in detail at this stage of the design process given that the layout is not fixed. Nonetheless, it is considered that the following measures could be implemented in the future: 'Secured by Design' principles could be adopted on site, which might include the following: • Consideration should be given to securing the site during construction to prevent unauthorised access and theft / damage of equipment.***

***• The security standard for all external doors and windows would meet the current building regulations; and Safety considerations taken into account include the following:***

***• Adequate lighting would be provided at the entrance to the site and within the site to provide for a safe nocturnal environment, with a mind to ecological considerations;***

***• Houses would typically front the internal roads within the site, with gardens to the rear, providing natural surveillance to all properties; and • Adequate fencing would be provided around gardens to eliminate the opportunity for unauthorised access and climbing.***

***As part of any future reserved matters application, Lancashire Constabulary would be consulted for their views on the fixed layout of the site.***

### **Secured by Design**

The scheme should be developed to achieve Secured by Design Gold security standards. Secured by Design is the police preferred security initiative. The Lancashire Constabulary Designing Out Crime Officers can support the applicant through the Secured by Design process from the initial application through to certification. Further information can be found by emailing the team at [alo@lancashire.pnn.police.uk](mailto:alo@lancashire.pnn.police.uk) Interactive design guides and application forms for Secured by Design can be found on the SBD website [www.securedbydesign.com](http://www.securedbydesign.com)

### **Promote natural Surveillance**

- The layout of the development should promote natural surveillance by varying the orientation of the dwellings and allowing clear views across areas of 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.
- Back to back gardens help to keep the area secure and deter intruders as they restrict access to the rear of the dwellings and intruders are more likely to be seen.

- Avoid windowless elevations and blank walls immediately adjacent to public spaces; this type of elevation, can attract graffiti, inappropriate loitering and ball games which can adversely impact upon the life of residents.
- Fit lighting above each external door set. Photoelectric dusk until dawn LED fittings are recommended. Good, even coverage of street lighting will enable views within the development when natural light is minimal. A qualified lighting engineer should design the scheme and it should comply with BS 5489-1:2013 which is the Code of practice for the design of road lighting and public amenity areas.
- Landscaping should be designed so that shrubbery is kept below 1m high so as to encourage clear lines of sight. Future maintenance requirements should be taken into consideration when selecting species. The location of trees should take into consideration that future growth will not obscure lighting columns or impede natural surveillance or enable them to be utilised as a climbing aid to the rear of dwellings.
- 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.

### **Physical Security**

The dwellings should incorporate the following physical security measures.

- To comply with Building Regulation Approved Document Q (ADQ), all external doors of the dwellings should be certified to PAS 24/2016 standards, or an alternative accepted security standard, such as Loss Prevention Standard (LPS) 1175. PAS 24/2016 is a benchmark of quality used for doors and windows for the security of products. To obtain the certificate the product has to be put through a number of tests performed by an independent company certified for testing by the United Kingdom Accreditation Service (UKAS).
- All ground floor and other accessible windows should be certified to PAS 24/2016 security standards in compliance with Building Regulations Approved Document Q. Laminated glazing is recommended and key operated restrictors to prevent opportunist theft.
- By proceeding with the scheme as a Secured by Design Silver development, the above physical security measures will be incorporated into the development as well as additional features to keep the residents safe and feeling safe.
- 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 garden fences. A 1.8m high lockable gate (from both sides) should be fitted as close to the front building line as possible to restrict access to the side and rear of the houses.
- Create defensible space at the front of the dwellings by incorporating a low level wall or fence arrangement. 1m high is recommended for the front boundary of properties.
- In curtilage parking is recommended to prevent vehicle crime.

Further more detailed security advice can be provided by the Lancashire Constabulary Designing Out Crime Team at the Reserved Matters phase when a fixed layout is available. The submitted Design and Access Statement incorporates the following - ***As part of any future reserved matters application, Lancashire Constabulary would be consulted for their views on the fixed layout of the site.*** This is supported by the Lancashire Constabulary Designing Out Crime Team.

The above security measures are made and are necessary 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.

Many thanks

Rachel

	<b>Rachel Hines</b> Designing Out Crime Officer Headquarters Corporate Development t: 01772 413895 m: 07432623031	
		

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**From:** Dawn Wilson **On Behalf Of** Devcon Mailbox  
**Sent:** 24 September 2020 08:42  
**To:** Architectural Liaison Officers  
**Subject:** Message regarding Application Number 06/2020/1002 at Land north of Jepps Lane, Barton

Please see attached

Kind regards  
Preston City Council

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