

## **Supporting Statement: Crime Prevention and Site Management**

This statement accompanies an application for partial change of use at a former soft drinks factory, currently in use as a commercial warehouse. The building will retain its existing warehouse use to the rear, with new proposed uses on the upper floors including office lettings, an educational hub, and a creative arts/community centre.

In response to consultation with West Yorkshire Police regarding designing out crime, the following measures are proposed and/or already in place to address potential risks of acquisitive crime, trespass, and antisocial behaviour.

### **1. Hours of Use and Site Activity**

**Warehouse** use will remain restricted to 0700–1700 Monday to Friday, with only occasional Saturday morning operation from 07.00 to noon.

**Existing and proposed offices** - Monday to Friday- 900am to 6.00 pm. Those allocated to the Tuition, Training and Education may be offering early morning or late evening facilities (outside working hours) as well as a daytime facility. I would therefore suggest Monday to Sunday 7.00am to 10.00pm for these - the numbers are likely to be low so disruption by vehicles/cycles coming and going will be minimal.

**Venue and events, Community use, and connection hub** - it is anticipated these will be largely a community facility so hours of use would be estimated as Monday to Sunday 1.00pm to 9.00pm.

**Recording Studios, live music venue** - use of Basement now omitted from Application

**Cafe** - this will be largely used by participants and visitors but hopefully will be convenient enough for others. Suggest Monday to Saturday 1.00pm to 8.00pm. with scope for extension to cater for special meets eg. breakfast meetings.

**Clear signage and internal protocols** will be in place to ensure that all users and visitors are respectful of neighbouring residential properties, especially during evening hours. Entry/exit routes will be signposted and monitored to prevent nuisance behaviour.

### **2. Context of Crime Statistics**

We note that the crime data provided relates to the wider HD1 5 postcode area, which covers a large and varied urban zone, including Greenhead Park and several housing estates. This area is not representative of the specific site context.

The one ASB incident referenced as occurring at the application site involved nuisance youths and minor fire setting in a car park not owned by the applicant, which is now tenanted and no longer vacant. We therefore submit that the direct site history shows no significant pattern of criminal or antisocial behaviour.

### **3. Compartmentalisation and Access Control**

- The warehouse space is physically and operationally separated from the rest of the building.
- Fire escape doors leading into common areas will be configured as one-way exits only, with no routine use for circulation.
- Internal access control systems will be introduced as needed, including secure entry points to key areas such as stairwells and lifts.
- Physical barriers and rules for tenants and users will be in place to separate daytime business uses from evening leisure/community activity.
- Private property signage will reinforce boundaries and prevent loitering or unauthorised use of yards.

### **4. Car Parking and External Areas**

- The Eastern yard will be designated for parking, with capacity for up to 40 vehicles, including 6 EV charging bays.
- Outside warehouse operating hours, the Western yard can be made available as overflow parking, with capacity for a further 20 vehicles.
- Parking bays will be clearly marked and allocated to prevent conflict between users.
- All external areas, including car parks, will be lit and covered by monitored CCTV.
- Refuse storage will be securely enclosed with lidded bins, designed to prevent odour, vermin, and misuse.

### **5. Site Security Measures (Installed and Planned)**

- A professionally installed, monitored CCTV system is already in operation on site (Forward Security Services).
- This system includes live monitoring out of hours, and a keyholder response vehicle attends in the event of any activation.
- Additional building works will comply with Secured by Design Non-Residential 2025 standards.
- CCTV will continue to be operated in compliance with GDPR and ICO guidance.

### **6. Site Management and Tenancy Control**

- All tenants will sign agreements including responsibilities for security, waste, parking, and access rules.
- A named site manager will oversee compliance and act as a liaison with local authorities or police.
- Keyholders will be designated for all units and access logs maintained for sensitive areas.

This approach, combining physical security, responsible site management, and community-focused use of space, seeks to minimise risks identified by the police while supporting regeneration of an under-used property. We welcome continued engagement with the local Designing Out Crime Officer as the scheme progresses.