

CRIME PREVENTION STATEMENT

FORMER DEWSBURY ARENA
BOOTHROYD LANE, DEWSBURY, WF13 2LF
PROPOSED ERECTION OF 10-UNIT CLASS C2
SPECIAL NEEDS CARE HOME AND ASSOCIATED BUILDING

ON BEHALF OF HORIZON HEALTHCARE HOMES LTD

January 2026

Project Title:	Site of the former Dewsbury Arena, Boothroyd Lane, Dewsbury WF13 2LF
Report Title:	Crime Prevention Statement
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1.0 INTRODUCTION

- 1.1 This Crime and Safety Statement is submitted on behalf of Horizon Healthcare Homes Ltd in support of a full planning application for the erection of 10 unit (Class C2) special needs care home and associated building to the site of the former Dewsbury Arena, Boothroyd Lane, Dewsbury.
- 1.4 Following a request by the Planning Case Officer, this statement sets out the applicants' crime and safety measures for the proposed development, based best practice guidance, Kirklees Local Plan policy and guidance set out in the National Planning policy Framework, December 2024.

2.0 DEVELOPMENT PLAN POLICY & NATIONAL PLANNING POLICY FRAMEWORK GUIDANCE

- 2.1 Kirklees Local Plan Policy LP24 states good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.
- 2.2 The policy objective overall is to ensure developments are high-quality, inclusive, accessible and safe, contributing to good design outcomes in the built environment. This includes creating places that are well-designed, promote safety and community well-being, and minimise the potential for crime and disorder through design, consistent with guidance in the National Planning Policy Framework, December 2024, (the Framework).
- 2.3 Guidance in the Framework sets out in sections 8 and 12 requires that proposals should be safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.0 CRIME PREVENTION THROUGH DESIGN

- 3.1 Crime prevention through design is a multi-disciplined approach to prevent crime, which seeks to minimise incidents and fear of crime through good design.
- 3.2 This approach focuses on a balanced application across three key areas: natural surveillance, access control, and territorial reinforcement. These are summarised as follows:
- **Natural surveillance** - through design and maintenance of the development, individuals should be able to easily observe the space around them whilst engaged in day-to-day activities, at the same time it eliminates blind spots for people wishing to engage in criminal activity and anti-social behaviour;
 - **Control over access** - aims to discourage and prevent unwanted access to areas that are poorly monitored utilising a range of gates, doors, fences, landscaping, or other physical barriers to minimise unwanted accessibility; and
 - **Territorial reinforcement** - relates to ownership of areas and the separation of what is considered public space, semi-public space, and private space. Clear designation makes it easier to understand and participate in using the area in the correct way. Those who do not, are more evident and combined with natural surveillance, are more likely to stand out.
- 3.3 A layout that carefully considers the use of natural surveillance and defensible space is far less likely to provide opportunities for, and become a target of, crime.
- 3.4 Good design encourages the use of spaces, making them more attractive. Conversely, a poor layout can potentially have the opposite effect through the accidental creation of blind spots and areas for crime to occur.

4.0 DESIGN CONSIDERATIONS

- 4.1 The applicants' strategy throughout the design and implementation processes is to deter crime and reduce the fear of crime through good design to create a safe residential development for residents.
- 4.2 The proposals comprise a primary block of Class C2 residential care accommodation, arranged as a coherent building footprint forming the main focus of the site and a separate, detached day centre / office building, physically distinct but clearly associated with the main use.
- 4.3 The scheme demonstrates defined internal circulation, including vehicular access for staff, servicing and visitors, pedestrian routes linking buildings and entrances with semi-private resident areas, defined staff/visitor parking and servicing and drop-off areas.
- 4.4 The following section sets out the detailed design adopted, following the three areas identified in Section 3.0.

Natural Surveillance

- The main residential care block provides active overlooking of internal routes, parking and servicing areas and pedestrian connections between buildings. This reduces opportunities for unobserved movement, anti-social behaviour and opportunistic crime;
- Staff presence throughout the day in both buildings and in the care home on a 24 hour basis, further enhances passive surveillance across the site avoiding 'blind spots';
- All areas of public realm, including footpaths, are well lit with planting dispersed to avoid shadowing;
- The grounds will have low level lighting around walkways and entrances minimising the possibility for people to enter site undetected;
- The applicants currently operate five small care homes across Kirklees and employs locally recruited staff. This approach strengthens engagement with the local community and, in

turn, helps to act as a natural deterrent to anti-social behaviour.

Control over access

- Secure boundary treatments are proposed with access-controlled gates and door entrances;
- Individual apartments and the front entrance to both buildings and gates are locked at all times with access controlled by staff and residents;
- All bin and cycle storage will secure and have been located to ensure good natural surveillance;

Territorial reinforcement

- The relationship between public space, semi-public space and private space is clearly defined and in particular, the layout allows for a clear distinction between public, semi-private and private areas, which is a core crime prevention principle;
- A mix of formal and informal planting is used to define defensible space and provide an appropriate buffer between the access and private windows.

5.0 MANAGEMENT MEASURES

- 5.1 The applicants operate a 24/7 waking service so there will be a continuous staff presence on site reducing the possibility for anti-social behaviour to go unreported. During day and night hours there will be no lone working on site and generally a team leader or manager will be present to ensure any issues are resolved effectively
- 5.2 As the site will be staffed at night, the grounds have low level lighting around walkways and entrances minimising the possibility for people to enter site undetected.
- 5.3 External and internal CCTV will be operated on site for the safety of residents and staff in addition to secure boundary treatments around the entire site limiting access and access-controlled gates and door entrances that require fob entry.
- 5.4 All rooms within the 2-bed annex, and all rooms with external doors are always locked with the fob system as well as the front entrance and gates. Only staff and/residents will therefore control access.
- 5.5 Additionally, the applicants promote a positive community presence so residents and their support teams would access the community frequently on foot and using public transport. Staff support is always provided to ensure the safety of residents and none of the residents from the care home and associated building will be unaccompanied in the community.

6.0 CONCLUSION

- 6.1 This statement sets out the variety of measures employed throughout the design stages of the development, which, together with the management measures set out will ensure the risk of crime is minimised.
- 6.2 The proposal demonstrates good design in accordance with Policy LP24 of the Kirklees Local Plan. The arrangement of buildings, access routes and external spaces promotes a safe, inclusive and legible environment, with clear distinctions between public, private and operational areas. Natural surveillance is provided through the orientation of buildings and the presence of staffed uses, reducing opportunities for crime and anti-social behaviour. The layout accords with recognised crime prevention principles and is appropriate to the specialist nature of Class C2 residential care accommodation.
- 6.3 The measures introduced are focused on good design and ongoing management and will be retained for the lifetime of ownership of the applicants.
- 6.4 On this basis it is considered the proposed crime and safety mitigation and enhancement measures proposed will deliver a safe residential development in accordance with relevant development plan policy and Framework guidance.