CRIME & SAFETY STATEMENT

Planning and listed building consent applications for the change of use and alteration of former Class E(e) clinic to form 7no. Class C2 assisted living units, including demolition of existing conservatory, fire escapes and doors

Cote Royd, 7 Halifax Road, Huddersfield, HD3 3AN

May 2026

1.0 INTRODUCTION

1.1 This Crime and Safety Statement is submitted on behalf of the Bridge Ltd in support of Planning and Listed Building Consent applications for the change of use and alteration of former class e(e) clinic to form 7no. Class C2 assisted living units, including removal of existing conservatory, fore escapes and doors at Cote Royd, 7 Halifax Road, Huddersfield, HD3 3AN.

1.2 This statement sets out the applicants' crime and safety measures for the proposed development, based best practice guidance.

2.0 DEVELOPMENT PLAN POLICY & NATIONAL PLANNING POLICY FRAMEWORK GUIDANCE

2.1 The key Kirklees Local Plan policies in respect of crime prevention and safety in development proposals are design Policy LP24. LP24(e) specifically requires development to ensure design minimises opportunities for crime and Policy LP47, Healthy, Active and Safe Communities, also supports development creating safe environments and reducing opportunities for crime and anti-social behaviour.

2.2 National Planning Policy Framework (the Framework) guidance set 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 defendable 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 though 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 This section sets out the detailed design adopted, following the areas identified above.

4.3 The proposed development has been designed having regard to the requirements of Kirklees Local Plan Policy LP24 and LP 47 ensuring that opportunities for crime and anti-social behaviour are

minimised through a well-considered layout and the principles of "designing out crime".

4.4 The development adopts a clear and legible site arrangement with defined access routes and a strong relationship between the building and surrounding external spaces. The siting and orientation of the proposed building enables active surveillance of key areas of the site, including principal approaches, parking areas and circulation routes. This provides opportunities for natural overlooking and increases passive supervision of areas used by residents and visitors.

4.5 The layout establishes a clear distinction between public, shared and private areas of the site, reducing ambiguity in the use and ownership of spaces. Entrances and pedestrian routes are positioned to be visible and easily understood, improving legibility and helping users move safely throughout the site.

4.6 Parking provision is located adjacent to the building and within view of occupied areas, helping to ensure that parked vehicles benefit from natural surveillance and reducing the likelihood of isolated or concealed spaces. The arrangement avoids the creation of hidden corners or poorly overlooked areas that could increase opportunities for anti-social behaviour.

4.7 Existing boundary treatments and planting will be retained to reinforce enclosure and site definition without creating areas of concealment or reducing passive surveillance. Furthermore, secure boundary treatments are proposed with access-controlled gates and door entrances. Access to the individual flats, and the front entrance 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.

5.0 MANAGEMENT MEASURES

5.1 The Bridge Community Care Limited operate a 24/7 waking service so there is a continuous staff presence on site reducing the possibility for anti-social behaviour to go unreported. During day and night hours there is no lone working on site and generally a team leader or manager will be present to ensure issues are resolved effectively

5.2 As the site is staffed at night, the grounds will have low level lighting around walkways and entrances minimising the possibility for people to enter site undetected.

5.3 External and internal CCTV is 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 individual flats 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 Bridge Community Care Ltd promote a positive community presence so residents and their support teams would access the community frequently on foot and using public transport. Community support is always provided to ensure the safety of residents so in general, none of the people in the assisted living units 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 measures introduced are focused on good design and ongoing management and will be retained for the lifetime of ownership of the applicants.

6.3 Overall, the proposed design delivers a safe, attractive and accessible environment which supports the objectives of Kirklees Local Plan Policies LP24 and LP47 through the creation of a secure and well-overlooked development.

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.