MCDONALD WILKINSON TONGE CHARTERED PLANNERS

# CRIME PREVENTION STATEMENT

Proposed Residential Development of 20 Dwellings at Greenside Road and Wellhouse Lane, Mirfield

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# Report Info


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# 1. Introduction

1.1. This Crime Prevention Statement has been prepared by MWT Planning on behalf of The Moravian Union in support of a planning application for the erection of 20 dwellings on land at Greenside Road and Wellhouse Lane, Mirfield.

1.2. The proposed development comprises two separate parcels of land which will collectively accommodate 20 dwellings, together with associated vehicular access arrangements, pedestrian connections, landscaping and biodiversity enhancements.

1.3. The purpose of this statement is to demonstrate how crime prevention and community safety have been considered in the design and layout of the proposed development. The statement identifies the measures incorporated into the proposals to promote a safe, secure and attractive residential environment, having regard to the principles of Crime Prevention Through Environmental Design (CPTED).

1.4. The design approach seeks to reduce opportunities for crime and anti-social behaviour through appropriate site layout, natural surveillance, clearly defined public and private spaces, secure access arrangements and the provision of suitable boundary treatments and landscaping.

# 2. Relevant Planning Policy and Guidance

2.1. The National Planning Policy Framework (NPPF) recognises that planning decisions should seek to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.

2.2. The NPPF also identifies the importance of creating places that are safe and accessible, where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

2.3. At a local level, Policy LP24 of the Kirklees Local Plan addresses design and seeks to ensure that new development achieves a high standard of design and responds appropriately to its context. The creation of a safe, attractive and well-designed residential environment is consistent with these objectives.

2.4. The principles of Secured by Design, promoted by the police service, provide a further reference point for incorporating security considerations into the design of new residential development. The proposals will seek to apply relevant principles where appropriate, including natural surveillance, access control, territorial definition and the specification of suitable security measures.

# 3. Site Context

3.1. The application site comprises two separate parcels of undeveloped land within an established residential area of Mirfield.

3.2. Site 1 fronts onto Greenside Road and is surrounded by residential properties, the Moravian Church building and its burial ground. Site 2 fronts onto Wellhouse Lane and is located near residential properties, listed buildings, a local recreation ground and an existing public right of way linking Wellhouse Lane and Greenside Road.

3.3. The existing residential context provides an opportunity to integrate the proposed development into the surrounding neighbourhood and establish a well-defined residential environment. However, the presence of pedestrian connections, public routes and areas adjoining existing properties means that the layout should be designed to maintain appropriate levels of surveillance, visibility and security.

3.4. The proposed development has therefore been considered in terms of the relationship between dwellings, access points, pedestrian routes, landscaped areas and the surrounding streets, with the intention of creating a legible and secure environment for future residents and visitors.

# 4. Crime Prevention Through Environmental Design

## 4.1. Natural Surveillance

4.1.1. Natural surveillance is an important principle of crime prevention, helping residents and passers-by observe activity within streets, entrances and other accessible areas.

4.1.2. The layout of the development seeks to establish appropriate relationships between residential properties, vehicular access points and pedestrian routes. The positioning and orientation of dwellings will help provide opportunities for overlooking, particularly around entrances, access routes and areas used by residents.

4.1.3. Windows and principal entrances have been arranged, where practicable, to provide views over the immediate street environment and areas of shared access. This will help create a sense of activity and encourage informal surveillance by residents.

4.1.4. Landscaping will be designed to complement the development without compromising visibility. Planting near entrances, pedestrian routes and access points will be selected and maintained to avoid creating concealed spaces or obstructing important sightlines.

## 4.2. Access and Movement

4.2.1. The proposed development will be served by new vehicular accesses from Greenside Road and Wellhouse Lane. These access arrangements will provide identifiable points of entry and facilitate the legible movement of vehicles and pedestrians through the development.

4.2.2. Pedestrian connectivity will be maintained through the provision of a footpath link on Site 1 towards the church and burial ground, together with a pedestrian connection from the existing public right of way into Site 2.

4.2.3. The design of these routes will seek to ensure that pedestrian movement is convenient, legible and appropriately overlooked. The relationship between the proposed dwellings and the pedestrian connections will be considered to reduce opportunities for concealed activity and to encourage informal surveillance.

## 4.3. Defensible Space and Boundary Treatments

4.3.1. The clear definition of public, communal and private space is an important element of residential crime prevention.

4.3.2. The proposed development will seek to establish clear distinctions between public streets and pedestrian routes, the private curtilages of individual dwellings and any shared access areas.

4.3.3. Appropriate boundary treatments, including walls, fences, gates and hedges where suitable, will be used to define private residential areas and discourage unauthorised access. The design and height of boundary treatments will have regard to the character of the surrounding area, the setting of nearby heritage assets and the need to maintain visibility.

4.3.4. Boundaries adjacent to streets and pedestrian routes will be designed to avoid creating concealed spaces or unnecessary opportunities for climbing or unauthorised entry. The final boundary details will be selected to provide an appropriate balance between security, visual amenity and the character of the development.

## 4.4. Landscaping and Lighting

4.4.1. Landscaping will contribute to the visual quality and environmental performance of the development, including the provision of biodiversity enhancements and the retention of appropriate existing vegetation.

4.4.2. Planting will be designed and maintained to avoid obstructing sightlines around entrances, access points and pedestrian routes. Shrubs and trees will be positioned to minimise the creation of concealed areas while retaining an attractive landscape setting.

4.4.3. External lighting will be considered at the detailed design stage, where appropriate, to support safe movement around entrances, parking areas and pedestrian routes. Any lighting scheme will be designed to provide suitable illumination without causing unacceptable light spill, disturbance to neighbouring residents or adverse effects on ecological interests and the setting of nearby heritage assets.

4.4.4. Lighting will be proportionate to the needs of the development and designed with regard to relevant guidance and the requirements of the Local Planning Authority.

## 4.5. Residential Security

4.5.1. The detailed design and construction of the dwellings will provide opportunities to incorporate appropriate security measures to reduce the risk of unauthorised access and opportunistic crime.

4.5.2. Measures may include suitable external doors and window locks, secure door and window specifications, robust accessible boundary treatments and secure storage for any cycle or garden equipment, where provided.

4.5.3. Entrances will be designed to be readily identifiable, and the layout will seek to avoid unnecessary recesses or secluded areas immediately adjacent to dwellings. Secure

access to rear gardens and other private areas will be considered through the detailed design of individual plots.

4.5.4. Where practicable, the specification of doors, windows and other accessible building elements will have regard to relevant security standards and current Secured by Design guidance.

## 4.6. Parking and Vehicle Security

4.6.1. The proposed development incorporateds parking provision associated with the new dwellings in accordance with the approved layout and applicable parking standards.

4.6.2. The arrangement of parking areas will provide convenient access for residents while maintaining appropriate visibility from neighbouring dwellings and access routes.

4.6.3. Parking spaces are positioned and designed to reduce opportunities for concealment and facilitate informal surveillance. Any garages or secure cycle storage facilities provided as part of the development will be designed to enable secure storage and access.

# 5. Conclusion

5.1. Crime prevention has been considered as part of the design approach for the proposed residential development at Greenside Road and Wellhouse Lane, Mirfield.

5.2. The proposals seek to establish a safe and secure residential environment through the provision of identifiable access points, appropriately overlooked streets and pedestrian routes, clearly defined public and private spaces, suitable boundary treatments and considered landscaping.

5.3. Further opportunities for crime prevention will be incorporated through the detailed design of residential entrances, doors, windows, parking areas, external lighting and boundary treatments, having regard to relevant security standards and guidance.

5.4. The proposed approach is consistent with the objectives of the NPPF and the design principles of Policy LP24 of the Kirklees Local Plan. Subject to the implementation of the measures described above and the resolution of detailed design matters, the development is considered capable of providing a safe, attractive and secure residential environment for future occupiers.