



Land East of Salesbury View, Wilpshire

CRIME IMPACT STATEMENT

AUGUST 2025

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1 Introduction

- 1.1 Persimmon Homes, Lancashire has prepared a Crime Impact statement, to facilitate the submission of a full application for 80 dwellings.
- 1.2 The proposals consist of a mixture of 80no. 2,3- & 4-bedroom houses and bungalows for market sale and affordable tenures.
- 1.3 The properties range between short runs of terraces, semi-detached and detached.
- 1.4 The site is currently grazed and slopes relatively steeply up from south to north, with the slope continuing to limit far distance views, flanked by existing residential properties. The surrounding landscape is a mix of urban and rural, further open grazing land and a wooded area.
- 1.5 The site sits within Wilpshire & Ramsgreave Ward.
- 1.6 Within this ward shoplifting, vehicle crime and criminal damage have been the most prevalent crimes within the last 12 months.
- 1.7 There are a number of public pedestrian access points on to the site, including a public right of way to the east of the site.

2 The Development – Layout and Design

- 2.1 The street network has been designed to be fully legible and easy to understand to residents and visitors alike, using a hierarchy of primary, secondary and tertiary routes.
- 2.2 Properties are orientated so that all public open space is actively surveilled.
- 2.3 Footpaths generally follow the streets proposed, which are a combination of footway and footway/cycleway which are clearly set out and it is expected that these routes would be lit accordingly.
- 2.4 As a minimum, 1.8m fencing will enclose private rear gardens, which will not contain any climbing aids.
- 2.5 Every boundary to the private amenity space at the rear of the dwellings have been designed to ensure that no climbing aids are included within the design.
- 2.6 Each street is designed to have a full and positive active frontage from buildings to both sides, affording the maximum possible overlooking of the main routes.
- 2.7 The dwelling mix proposed would provide a variety of house types, sizes and storey height to ensure and encourage occupancy throughout the day. This would then increase the opportunity for more natural surveillance and community interaction.
- 2.8 Where rear access paths are proposed to dwellings, typically in terracing; a rear access gate of 1.8m high is proposed, therefore no access would be available to any other resident aside from that resident whose property this path would serve.
- 2.9 It is anticipated that each dwelling would be clearly numbered, to ensure that it can be easily identified by emergency services, postal services and the residents themselves.
- 2.10 Each dwelling has been designed to accommodate at least one parking space, with access to a high level of on street visitor parking.
- 2.11 Several of the dwellings also benefit from a secure garage building that generally can be accessed direct from the private amenity space or integral garage spaces.

3 Physical Security

- 3.1 Front doors will face directly on to the public street or public open space
- 3.2 Rear gardens will be fenced with fencing at least 1.8m high between all ownerships.
- 3.3 Bin runs will be paved, and a suitable bin collection point will be provided on the shared driveways.
- 3.4 The use of parking courts has been avoided.
- 3.5 It is anticipated that all public footpaths, roads, cycleways would be street lit to a design acceptable to the adopting authority.
- 3.6 All intruder alarm systems installed meet the requirements of BS EN 50131 (wired and wire free systems). All installations are in accordance with the current electrical regulations.
- 3.7 Utility cupboards are located externally on the front elevation of the properties so that they can be accessed with entrance to the properties.
- 3.8 All properties will have front lighting fitted to the front properties and the option to install on the rear.

4 Processes and Procedures

4.1 Site access will be prioritised, and CCTV will be used during construction if deemed necessary.

4.2 Landscape maintenance schedule for public areas will ensure that overgrown shrubs and planting will not create an opportunity for antisocial, or unsurveilled activity close or adjacent to residential properties and does not block sight lines.