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# Crime Impact Statement

Land off Henthorn Road, Clitheroe

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# TABLE OF CONTENTS

<b>1</b>	<b>Introduction.....</b>	<b>1</b>
<b>2</b>	<b>Planning Policy Context.....</b>	<b>2</b>
<b>3</b>	<b>Crime and Disorder Issues in Clitheroe .....</b>	<b>4</b>
<b>4</b>	<b>Crime Reduction and Minimisation Measures .....</b>	<b>5</b>
<b>5</b>	<b>Conclusion .....</b>	<b>7</b>



# 1 INTRODUCTION

## 1.1 Background

1.1.1 This Crime Impact Statement has been prepared in support of an outline planning application made by Gladman Developments Ltd ('Gladman') for the development of Land off Henthorn Road, Clitheroe ('the site'). The description of development is as follows:

***"Outline planning application for the erection of up to 115 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access".***

1.1.2 As the planning application is submitted in outline with all matters reserved for subsequent approval except for means of access, crime prevention through design will be subject to further consideration at the reserved matters stage. At this outline stage, it is considered that the proposals provide a framework for creating an inherently safe place to live and undertake recreational activities.

## 1.2 Site Context

1.2.1 The site measures approximately 7.17 hectares and is located on the south-western edge of Clitheroe. It comprises two fields in agricultural use, either side of Henthorn Road, that are largely enclosed by trees and hedgerows. Residential development lies immediately to the north-east of both parcels.

1.2.2 An indicative site layout plan has been produced that illustrates a potential option for how the site could be developed. It demonstrates how the proposed quantum of residential development can be accommodated on-site, considering the site-specific constraints. The development has been designed to maximise natural surveillance over areas of green space and public rights of way. In particular, buildings have been specifically orientated to ensure that public open spaces are overlooked. As such, the potential for crime has been reduced as early as the design stage, in line with Secured by Design principles.

## 2 PLANNING POLICY CONTEXT

### 2.1 Introduction

2.1.1 Both national and local policy highlight the importance of designing out and deterring crime when preparing development proposals. This section sets out the relevant national and local planning policy context.

### 2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied and was most recently revised in December 2024. Paragraphs 96 and 135 of the NPPF clearly set out that planning policies and decisions should aim to create places that are safe so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

### 2.3 Planning Practice Guidance

2.3.1 The Planning Practice Guidance (PPG) provides clarity on how specific elements of the NPPF should be interpreted. It was updated in December 2024 to reflect the changes introduced by the revised NPPF to national planning policy and has been updated further since. The PPG highlights that incorporating security as an intrinsic part of a masterplan can help create places that are safe, attractive and function well, without requiring post-development interventions to achieve or improve resilience<sup>1</sup>.

### 2.4 Development Plan

2.4.1 At the time of writing, the development plan applicable to the application site comprises:

- Core Strategy 2008 – 2028: A Local Plan for Ribble Valley (adopted December 2014);

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<sup>1</sup> PPG Reference ID: 53-010-20190722

- Housing and Economic Development – Development Plan Document (adopted October 2019); and
- Joint Lancashire Minerals and Waste Local Plan: Core Strategy (adopted March 2009) and Site Allocation and Development Management Policies (adopted September 2013).

2.4.2 Policy DMG1 of the development plan sets out that all development must have regard for public safety and Secured by Design principles. These principles reflect the established approaches to designing out crime, such as implementing natural surveillance through site layout, using clearly defined boundaries between public and private space and enhancing the physical security of homes.

## 2.5 Conclusion

2.5.1 The development proposals for the site have been informed by the policy and guidance set out above, including Secured by Design principles. Section 4 of this statement outlines the measures and principles embedded within the scheme to design out crime, deter anti-social behaviour and reduce the fear of crime.

### 3 CRIME AND DISORDER ISSUES IN CLITHEROE

#### 3.1 Introduction

3.1.1 This section assesses crime and disorder issues in the vicinity of the site.

#### 3.2 Data Analysis

3.2.1 The site's northern parcel falls within the Edisford and Low Moor Ward, and the southern parcel lies within the Primrose Ward. Crime data for each ward can be obtained from the Police.uk website<sup>2</sup>, which records the number and type of incidents reported.

3.2.2 Between September 2024 and August 2025, there were 127 crimes recorded in Edisford and Low Moor and 308 crimes recorded in Primrose. This totals 435 crimes across the two wards over the 12-month period. The most frequent crimes recorded were violence and sexual offences and anti-social behaviour. In particular, a number of anti-social behaviour incidents were recorded near the site.

#### 3.3 Conclusion

3.3.1 Based on the data presented above, the development is most likely to be at risk from anti-social behaviour. The next section of this statement outlines the measures and principles embedded within the scheme to design out crime, deter anti-social behaviour and reduce the fear of crime.

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<sup>2</sup> Available at: <https://www.police.uk/>

## 4 CRIME REDUCTION AND MINIMISATION MEASURES

### 4.1 Introduction

4.1.1 This section outlines the measures and principles embedded within the scheme to design out crime, deter anti-social behaviour and reduce the fear of crime.

### 4.2 Design Considerations

4.2.1 As previously discussed, the indicative site layout has been designed to maximise natural surveillance over areas of green space and public rights of way. In particular, buildings have been specifically orientated to ensure that public open spaces are overlooked. Similarly, the detailed layout of the scheme will be designed so that it avoids opportunities for crime and anti-social behaviour. The layout will create perimeter blocks with 'active frontages' and 'active routes'. Blank facades and gables onto the street will be avoided. Gables will have windows or doors that overlook the public realm to encourage 'eyes on the street'.

4.2.2 The scheme will have a well-defined movement framework, with direct clear routes for all. Routes will be active, well-lit and well signed. Where consistent with the overall landscape strategy for the site, planting will be set back from footpaths and/or cycleways to improve visibility and provide clear sight lines.

4.2.3 All public spaces will be well defined, purposeful and active. They will be welcoming, attractive and well maintained. 'Community ownership' will be encouraged through character streets, feature spaces, shared surfaces, street furniture and landscape design.

4.2.4 Homes will be made as secure as possible, with a particular focus on the design and specification of windows, doors, gates and rear fences. Properties will have a 'defensible space' with a clearly defined boundary between private and public space. The use of landscaping treatments (for example, fencing, shrubs, hedges and trees) will be used to help define boundaries. Public access and opportunities for access to the rear of buildings will be restricted. In addition, secluded and poorly surveyed footways and alleyways, especially to the 'backs' of the properties, will be avoided.

4.2.5 The majority of cars will be accommodated within the curtilage of the dwellings to provide optimum surveillance. On-plot gates could be used for driveways or 'undercroft' parking arrangements. Furthermore, secure entrance gates could be used where shared parking courts are proposed. Alongside car parking provision, secure facilities will be provided for bicycle parking.

#### 4.3 Conclusion

4.3.1 The above measures and principles, alongside others, will be further refined at the reserved matters stage.

## 5 CONCLUSION

- 5.1.1 This statement has set out relevant policy and guidance at both a national and local level, assessed crime and disorder issues in the vicinity of the site and outlined the measures and principles embedded within the scheme to design out crime, deter anti-social behaviour and reduce the fear of crime.
- 5.1.2 The development proposals for the site have been informed by the policy and guidance set out in Section 2, including Secured by Design principles. The measures and principles outlined in this statement, alongside others, will be further refined at the reserved matters stage, when a detailed layout for the scheme will be developed in conjunction with the local planning authority and statutory consultees and in accordance with relevant national and local policy.
- 5.1.3 This statement clearly demonstrates that the scheme is in accordance with both national and local policy and constitutes sustainable development.



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