

Crime Impact Statement

December 2025



Re: Outline Planning Application with all matters reserved except for access for a residential development (use Class C3) of up to 200 dwellings.

At: Land North of Pendle Road, Clitheroe.

The observations and highlights contained within this Crime Impact Statement can contribute to the overall aim of the National Planning Policy Framework and help to support the 'presumption in favour of sustainable development', by considering the security of the built environment, for those that live and work in it and any services it provides. Whilst there is no such thing as 'total security' and there is no guarantee that the recommendations made in this report will result in no crime or antisocial behaviour taking place; the aim is to assess the risks to the development and offer recommendations to mitigate those risks. These recommendations are based on experience, recognised best practice – Crime Prevention Through Environmental Design - and the use of products which meet an industry recognised security standard.

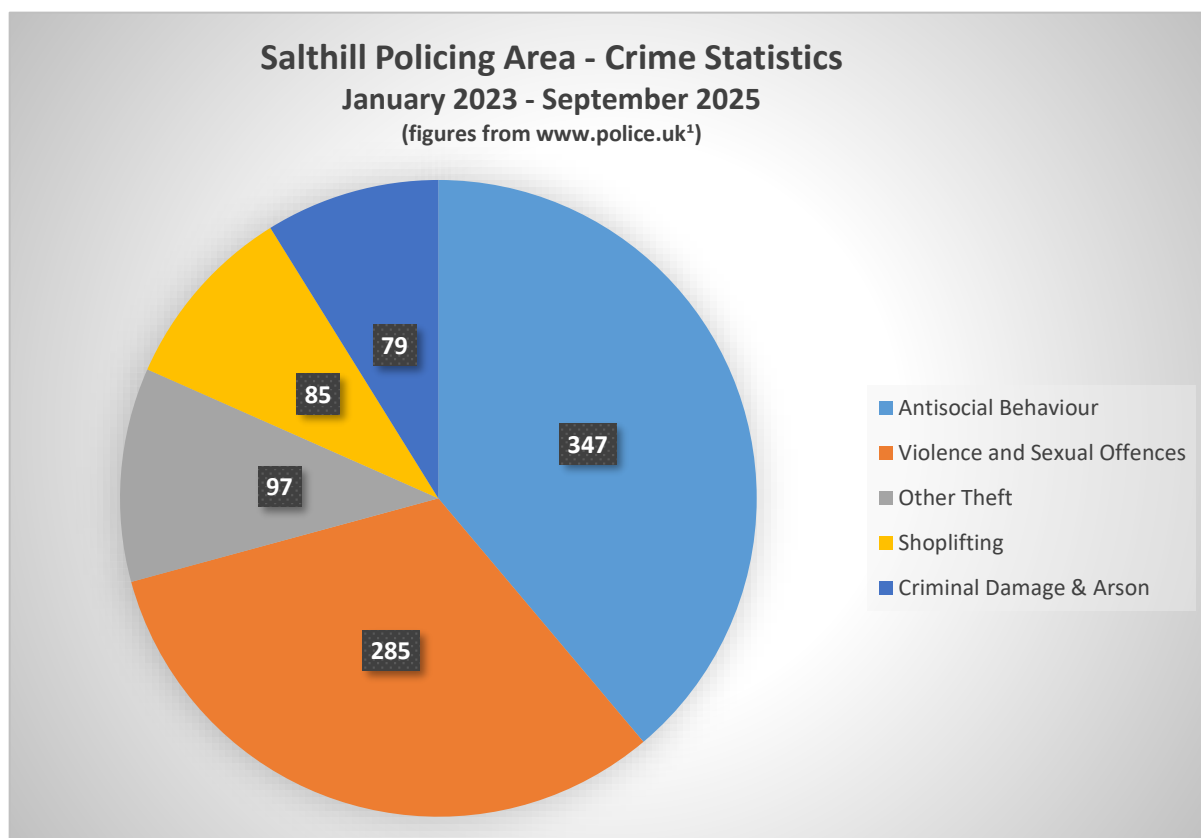
As a relatively low acquisitive crime reporting area, there is no reason to believe that this proposal will make any significant impact on this situation or suggest that the proposal will be subject to or attract acquisitive crime or antisocial behaviour.

This Crime Impact Statement has been produced to support Richborough Ltd with an Outline Planning Application for a residential development of up to 200 dwellings with all matters reserved except access.

This will be a compact residential development on the edge of an existing well-established residential landscape of mainly detached housing with in-curtilage parking, some terraced housing and public open space, less than a mile from the retail and leisure activities of Clitheroe town centre. A new access road will create a well-defined route off Pendle Road, with local transport links nearby. To the north, north-east and north-west

of the proposed development are open fields, whilst to the south-west- separated by Pendle Road – can be found low to medium density housing.

Crime Assessment



The proposed development lies within the 'Salthill' policing area and recorded crime statistics have been gathered from the www.police.uk¹ website. This shows that the main volume crime types for this policing area between January 2023 and September 2025 are the categories of Anti-Social Behaviour and Violence and Sexual Offences². Recorded crime has remained fairly consistent at 75 (Jan-Mar 2023) to 103 (Jul-Sep 2025) with a rise at the end of this period.

As the proposed site is alongside the adjoining 'Littlemoor' policing area, coterminous with the boundary, recorded crime for this policing area also needs to be considered. Both Policing Areas include parts of Clitheroe Town, where the main crime generators can be found, with Littlemoor also including a large retail store. The volume crimes of Anti-Social Behaviour and Violence and Sexual Offences are apparent across both policing areas (with a small number recorded in the nearby residential area), and in Littlemoor the figures for Burglary (43) and Vehicle Crime (49)³ are higher than Salthill.

Building Regulations

Security in Dwellings, Approved Document Q (ADQ) states that the building must be designed and constructed in such a way that it adequately resists unauthorised access from outside the building and: unauthorised access from within the building to flats within the building. This applies to all new homes, extensions to homes and dwellings; external doors, windows and roof lights; doors to individual flats; communal entrance doorsets.

- Maximising opportunities for natural surveillance for residents and users through the positioning of the houses within the proposal.
- Appropriate boundary treatment, with rear lockable gates on access footpaths to provide secure perimeters.
- Appropriate lighting for the access road, footpaths and parking areas.

The landscaping will support natural surveillance and avoid creating spaces for offenders to hide or contribute to any 'fear of crime'.

- Landscaping and defensive planting will reduce easy access to windows and entrance door sets.
- Secure cycle storage should be provided.

These factors will enhance the safety of residents, deter criminality and antisocial behaviour and reduce the opportunities that might create any 'fear of crime'.

The overall threat of dwelling burglaries, thefts of and from motor vehicles and street offences may be low, but the installation of proportionate but proven physical security within the proposed development will provide the residents and their visitors protections against crime and therefore reduce the opportunities for the development becoming a crime generator itself.

A sense of ownership, respect, territorial responsibility and community across the development will be achieved by:

Ekblom (2008) uses the term 'Conjunction of Criminal Opportunity' (CCO) and theorises 'causal pathways' and 'counterpart principles' that 'block, deflect or weaken' the causes that come together for crime to occur. Accessibility creates crime opportunities: easy and quick escape routes and alleyways for places for criminals to hide if disturbed. Insufficient levels of security will also assist the criminal in their aim.

Section 17 of the Crime & Disorder Act 1998 (as amended) requires all local, joint and combined Authorities to exercise their functions with due regard to their likely effect of crime and disorder; and to do all they reasonably can to prevent crime and disorder. Crime for these purposes includes terrorism.

Good design that considers security as an intrinsic part of a masterplan or individual development can help to achieve places that are safe as well as attractive, which function well, and which do not need subsequent work to achieve or improve resilience. However, good security is not only about physical measures and design, but it also requires risks and mitigation to be considered in a holistic way.

National Planning Policy Framework 2024 (updated February 2025)

2. Achieving sustainable development

- At paragraph 8(b): **A social objective** – ‘to support strong, vibrant and healthy communities...by fostering well-designed beautiful and safe places.’

8. Promoting healthy and safe communities

- At paragraph 96(a): Promote social interaction, including ‘street layouts that allow for easy pedestrian, and cycle connections within and between neighbourhoods, and active street frontages’ and (b) are ‘safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion’.
- At paragraph 102: Planning policies and decisions should ‘promote public safety and take into account wider security and defence requirements...This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security’.

9. Promoting sustainable transport

- At paragraph 115(b) ‘safe and suitable access to the site can be achieved for all users’
- At paragraph 117 (c) ‘create places that are safe, secure and attractive – which minimise the scope to conflict between pedestrians, cyclists and vehicles...’

12. Achieving well-designed places

- At paragraph 135(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Good design means a wide range of crimes from theft to terrorism are less likely to happen by making committing those crimes more difficult. It helps create safer places, infrastructure and buildings that are less vulnerable to crime and where people are better protected from its impacts. It can also reduce the cost and impact of security measures by avoiding retrospective works and enable mitigating measures to be blended into the environment.

Vic Smith BA(Hons)

BREEAM SQSS

December 2025

Notes

1 Accessed November 2025 and contains public sector information licensed under the Open Government Licence v3.0 ([Open Government Licence \(nationalarchives.gov.uk\)](https://nationalarchives.gov.uk)).

2 Anti-social Behaviour (347), Violence and Sexual offences (285), followed by Other Theft (97), Shoplifting (85), Criminal Damage and Arson (79), Public Order (48), Vehicle Crime (40), Burglary (26), Drugs (23), Other Crime (21), Possession of Weapons (7), Bicycle Theft (5), Robbery (4) and Theft from Person (4).

3 Anti-social Behaviour (277), Violence and Sexual offences (264), Criminal Damage and Arson (52), Vehicle Crime (49), Burglary (43), Other Theft (39), Public Order (34), Shoplifting (29), Drugs (15), Possession of Weapons (14), Other Crime (10), Robbery (8), Bicycle Theft (2), Theft from the Person (1).