

Crime Avoidance Statement

Purpose of a Crime Avoidance Statement (CAS)

Crime Prevention is a material consideration in the planning process. A CAS is an advisory document that seeks to assist the developer in designing a development in such a way as to reduce its impact on and susceptibility to crime and disorder.

A Crime Avoidance Statement will:

- Highlight crime issues in the vicinity of a development proposal.
- Assess the development proposal in terms of its likely effect on crime.
- Explain design solutions that will reduce the probability of crime in the development.

Project Reference: 118407/FO/2017

Project Title: Extension to existing building to create 7 new flats and the erection of 3 new houses adjacent to new extension

Name of Developer: Aldwych Group Ltd.

Date: 10.01.18

Part A – Crime Assessment

1. Location and Type of Proposed Development

General Description of Site & Surrounding Area

- This development consists of a mixture of 1 bed, 2 bed flats and 3x3 bedroom houses.
- The site is a rectangle shape with its main frontage on to Watery Lane. The total size of the site is 1414m².
- The site is currently a residential facility with an area of waste land to the side.

Crime Issues at Location

- Crime rates have stayed relatively consistent in Rushcliffe with a recorded 416 registered in Nov 2017.
- The crime pattern is distinct, it shows for 2017 34 burglary's, 1 robbery, 43 vehicle related incidents, 81 violent crimes, 41 shoplifting, 47 CD&A, 54 other types of theft.

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2. Residential - General Risk Assessment

The typical security risks for this type of development are:

- Acts of theft and criminal damage during construction period.
- Burglary of dwellings.
- Theft of and from residents' vehicles.
- Unauthorized access to private space.

Site Specific Risk Assessment

- Currently local youths gather to the rear of the existing building, this could continue if measures are not taken.

Construction Site Risk Assessment

- Careful consideration will be given to securing the site during construction, to prevent unauthorized access and theft of equipment

Part B – Crime Prevention Recommendations

1. Design, Layout & Spatial Relationships

- Front doors should face directly on to the public street and other well lit areas. All front doors must be well lit and in view of public spaces.
- There must be clearly defined defensible space to the front of the properties, with gates, railings, walls and/or fences at least 900mm high.
- Rear gardens must be fenced with walls or fences at least 1800mm high where they immediately join public space.
- There must be gated access to any rear gardens.

2. Processes & Procedures

- No recommendations needed or 24/7 concierge service.
- Landscape maintenance schedule for public areas etc.

3. Target Hardening & Secured By Design (SBD)

- All glazing at ground floor level should be laminated to a minimum thickness of 6.4mm (on at least one pane in a double-glazed unit).
- All ground floor windows should be certificated to BS 7950.
- All external doorsets should be certified to BS PAS 24 or LPS 1175 (SR) 2.
- Lighting should be provided to the front and rear of the properties, operated by photo-electric cell or passive infrared detectors.

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- There should be a dedicated fuse spur (to comply with BS 4737 or BS 6799) to each dwelling/apartment so that the resident can install an intruder alarm.
- Utility cupboards should be located externally on the front elevation of the properties.
- Gates to rear gardens must be provided with a padlocked bolt fitted at least 400mm down from the top of the gate.
- All access points to the site must have self closing gates and must be well lit.

Signed

Dated

Print Name

Appendix – Glossary of Crime Types (Source: Home Office)

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Arson

Deliberately destroying or damaging property, by fire.

Burglary in a Dwelling

Burglary in a dwelling

Where an offender enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

Aggravated burglary in a dwelling

Where an offender, armed with a firearm, weapon or explosive, enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

Burglary in a Building other than a Dwelling

Burglary in a building other than in a dwelling

Where an offender enters a building other than a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

Aggravated burglary in a building other than a dwelling

Where an offender, armed with a firearm, weapon or explosive, enters a building other than a dwelling to steal, rape or commit grievous bodily harm.

Criminal Damage

Criminal damage to a dwelling

Deliberately, or recklessly, destroying or damaging somebody else's home.

Racially or religiously aggravated criminal damage to a dwelling

Deliberately, or recklessly, destroying or damaging somebody else's home, where there is a racial or religious motive to the offence.

Criminal damage to a building other than a dwelling

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else.

Racially or religiously aggravated criminal damage to a building other than a dwelling

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else, where there is a racial or religious motive to the offence.

Criminal damage to a vehicle

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else.

Racially or religiously aggravated criminal damage to a vehicle

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else, where there is a racial or religious motive to the offence.

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Other criminal damage

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere).

Racially or religiously aggravated other criminal damage

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere), where there is a racial or religious motive to the offence.

Threat or possession with intent to commit criminal damage

Threatening or causing someone to fear that his or her property might be damaged; or possessing anything, without lawful excuse, intended to cause damage.

Less Serious Wounding

Less serious wounding (including any minor injury)

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm.

Racially or religiously aggravated other wounding

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm, where there is a racial or religious motive to the offence.

Common assault (includes some minor injury)

Common assault (no injury)

Assaulting another person where the victim receives a minor injury or, as of 2002/03, no injury.

Racially or religiously aggravated common assault

Assaulting another person where the victim receives no injury and there is a racial or religious motive to the offence.

Miscellaneous Theft

Theft from the person

Stealing property from another person, with intent to permanently deprive him or her of it.

Theft from shops

Stealing, with intent to permanently deprive, from retail premises (i.e. shoplifting).

Theft by an employee

Stealing from one's employer, with intent to permanently deprive the employer.

Theft or unlawful taking of mail

Unlawfully taking away or opening a mailbag.

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Proceeds of crime

Concealing, disguising, converting, transferring or removing property obtained through criminal activity (i.e. money laundering).

Abstracting electricity

Dishonestly using, wasting or diverting electricity, without authority.

Other theft or unauthorised taking

Stealing not classified elsewhere.

Handling stolen goods

Dishonestly receiving or handling goods, knowing or believing them to be stolen.

Robbery

Robbery of personal property

The actual or threatened use of force during or immediately before the theft of personal property.

Robbery of business property

The actual or threatened use of force during or immediately before the theft of property belonging to a business.

Serious wounding

More serious wounding or other act endangering life

Viciously intending to cause grievous bodily harm to another person.

Theft from a Motor Vehicle

Theft from a vehicle

Where there is intent to steal from a vehicle rather than drive it away.

Vehicle interference and tampering

Interfering with a vehicle, its contents or anything carried in it.

Theft in dwelling

Theft from an automatic machine or meter

Stealing money from a meter in a dwelling.

Theft in a dwelling other than from an automatic machine or meter

Stealing property from a dwelling where the thief has not trespassed to gain entry

Theft of a Motor Vehicle

Theft of a vehicle

Theft or unauthorised taking of a motor vehicle

Stealing a motor vehicle, with intent to permanently deprive the owner of it.

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Aggravated vehicle taking

Stealing a motor vehicle, with intent to permanently deprive the owner of it, and driving that vehicle dangerously, or consequently causing injury or damage to property, including to the vehicle.

Theft of a Pedal Cycle

Theft or unauthorised taking of a pedal cycle

Stealing a bicycle, with intent to permanently deprive the owner of it.