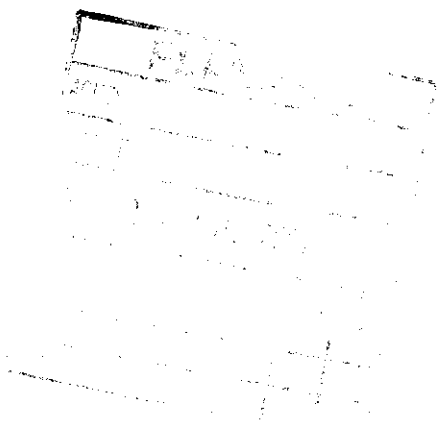
King Sturge

CRIME IMPACT STATEMENT

FOR

PROPOSED RETAIL ACCOMMODATION, BROOKWAY RETAIL PARK, BAGULEY



AS AT

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King Sturge LLP
One Piccadilly Gardens
Manchester M1 1RG

T +44 (0)161 236 8793
F +44 (0)161 228 7972

The objective of this Crime Impact Statement is an attempt to set out the parameters for providing a safe and secure environment by reducing the opportunities within and adjacent to the development for criminal behaviour and disorder. PPS1 makes clear that a key objective for new developments should be that they *create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion* (Para 87, page 15 BCLG circular 01/2006-Guidance on Changes to the Development Control System). The Crime Impact Statement clearly demonstrates that the applicant has considered the affect that their proposal may have on the locality.

1.0 Environmental Quality and Sense of Ownership

The development aims to provide a well designed, attractive, clearly defined environment with site boundaries clearly defined with either a 2m high timber acoustic fence or the proposed 2m high boundary wall having wrought iron railings over low level stone.

The buildings will be set back from the roadside due to the constraint of the 8m building proximity distance to a high pressure gas main and this area will be used as soft landscaping to provide an integrated setting for the building to strengthen its sense of place and identify.

A good level of natural surveillance is achieved through views on all sides of the proposed units with the exception of the west elevation of units J and K. This elevation will be secured by a security gate at each end to prevent unauthorised access.

2.0 Access Too and Within the Building

All doors to be BSPAS24 – 1: 1999 doors of enhanced security and fit the purpose tested to BSPAS23 – 1: 1999, General Performance Requirements for door Assemblies are as follows:

- Door sets shall be certified by an independent UKAS accredited certificated body
- Glazed panels adjacent to the entrance doors will form an integral part of the door frame, tested to BSPAS24 Compliance, with at least 6.4mm thick laminated glass.

Locks and locking mechanisms installed within door sets shall also incorporate the following:

- Cylinder certified to BSEN1303 Grade III incorporating an additional anti drill resistance requirement.
- A lock certified to BS3621: 1998. Door frames will be securely fixed in accordance with the manufacturer's specification.
- The front door shall be fitted with an automatic dead locking and an internal front turn or handle. External entry shall be by use of key.

Windows

- All ground floor windows and any readily accessible above the ground floor shall be successfully tested and certificated to BS4873 (aluminium).
- All windows will be securely fixed in accordance with manufacturer's specification.

Security Lighting

- The external lighting scheme will be designed to illuminate all external car parks and external areas in line with existing lighting provision for the park. These will be controlled by photo electric cells type switch or passive infrared detectors with lamps positioned to reduce glaring light pollution.