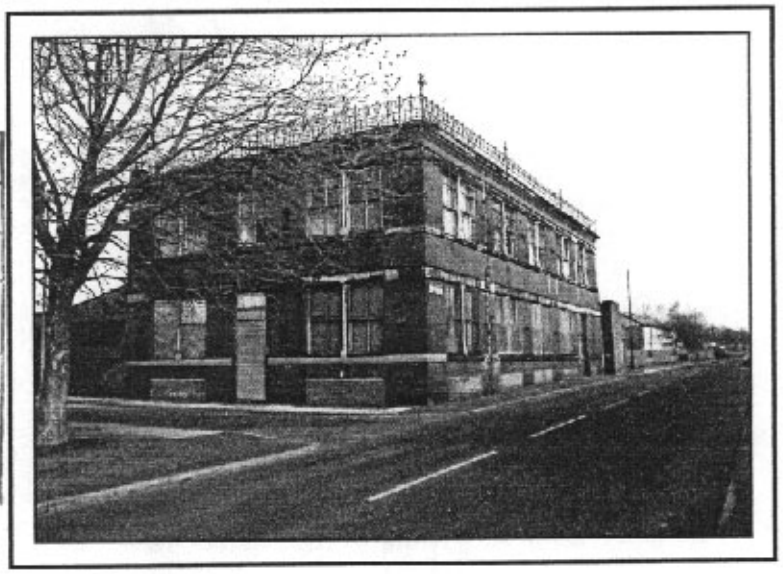
Fighting crime, protecting people

Greater Manchester POLICE

CRIME IMPACT STATEMENT



PLANNING
ACK'D
REPLIED
RECD 30 JAN 2008
DATE
FOR ACTION

PREPARED BY

G.M.P. ARCHITECTURAL LIAISON UNIT

PURPOSE OF A CRIME IMPACT STATEMENT

Crime prevention is a material consideration in the planning process. *'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, DCLG Circular 01/2006 – Guidance on Changes to the Development Control System).

A Crime Impact Statement (CIS) clearly demonstrates that the applicant has considered the effect that their proposal may have on the locality.

A CIS should:

- Be produced by a competent individual/organisation independent of the design process.
- Highlight crime and disorder issues in the vicinity of the development.
- Assess the development in terms of its likely effect on crime and disorder in the area.
- Identify design solutions based on analysis of the crime issues in the area that will reduce the proposals vulnerability to crime (under three headings):
    - Design, layout and spatial relationships;
    - Management and maintenance; and
    - Target hardening.

A CIS will:

- Help an applicant to adapt a development to avoid/reduce the adverse affects of crime and disorder.
- Allow Local Planning Authorities (LPAs) to use the information to make better decisions and enable the planning process to run more smoothly.
- Help to allay public fears about a development that are often brought about by a lack of information and create goodwill on behalf of the developer.

Ideally, analysis of the crime issues should be taken at the earliest opportunity and certainly prior to detailed design. This will ensure that the planning application reflects the issues identified in the CIS.

PART A – CRIME IMPACT ASSESSMENT

Location:	71 Holland Street, Miles Platting
Proposal:	Erection 0f 11 dwellings
Client:	Consensus
Reference:	2006/0293
Date:	20th December 2007
Version:	1

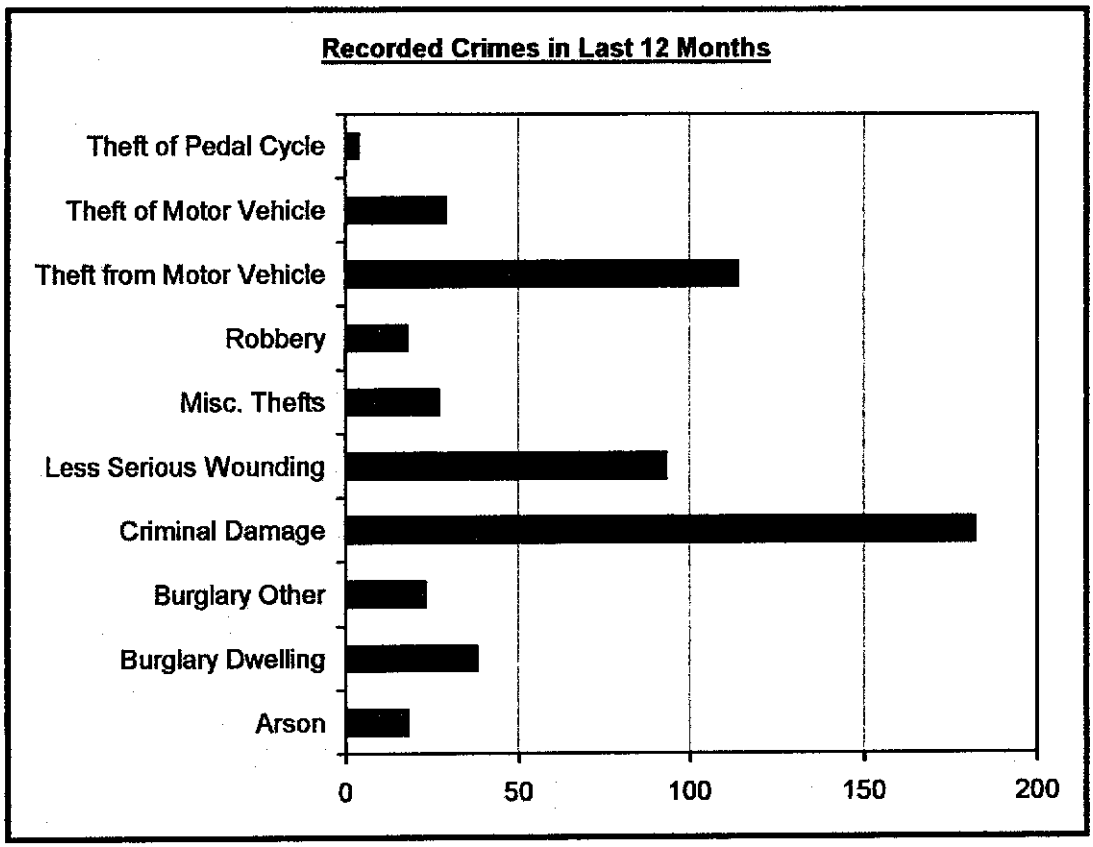
GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

The site is currently occupied by a vacant industrial building. The area is residential in character. There is a large expanse of green space to the north, east and south of the site. The Rochdale Canal runs close-by at the rear of the site. A public house is set back from Holland Street at the western corner of the development.

CRIME ISSUES AT LOCATION

Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between December 2006 and December 2007 in a grid area centred on the site, measuring approximately 1km^2.



The graph shows a high volume of crime in the vicinity of the development site. The principal crimes in the area are: criminal damage; theft from a vehicle; and, less serious wounding. Burglary from a dwelling and theft of cars are also a concern. Criminal damage is particularly high. This type of crime is typically damage to houses and damage to cars. Consequently, the design of the development proposed needs to be cognisant of this.

Vulnerable Localities Index (VLI)

The scoring of the VLI draws together 6 areas of data which have an impact on crime – burglary; criminal damage; income deprivation; employment deprivation; educational attainment; and percentage of young people in the area. The VLI can be calculated for each Census Output Area (CAO) and then be compared against the average VLI score for each Local Authority and Greater Manchester as a whole.

The VLI for this area is band 2 with an index of 150-200, the average being 100.

PROPOSED BUILDING TYPE/USE

The development consists of 11 no. 3 storey houses, 7 of which will have integral garages, the other 4 will have in-curtilage hard standing for a vehicle. The façade of the existing, but redundant, industrial building will be retained.

General Risk Assessment

The typical security issues for a development of this nature are:

- Acts of criminal damage during the construction period.
- Burglary of dwellings.
- Criminal damage of property.
- Theft from, and theft of, residents' vehicles.
- Unauthorised access to private space.
- Bogus callers.

Site Specific Risk Assessment

Most burglars access houses from the rear; the adjacent open space will provide easy access to the rear of these properties. Cars are also at risk from damage or theft so secure parking is essential. The properties must be constructed of robust materials to withstand attempts at breaking and entering or criminal damage. There must be defensible space all around the property particularly at the rear, and natural surveillance must be optimised to help to reduce the opportunity for criminal acts.
The public open space adjacent to the site on the western side is a cause of concern. There are loose materials that could be used as ammunition to cause damage to persons or property. This space has also been abused in the past and I suggest that the management of this space is reviewed and its maintenance improved at the same time as this development, should it proceed.

Construction Site Risk Assessment

Careful consideration should be given to securing the site during construction, to prevent unauthorised access and theft of equipment. For more information, please contact the local Crime Reduction Adviser (details below):

Name of local CRA/s: Mr. Dennis Brogan
Contact Telephone No/s: 0161 856 3560

PART B – CRIME PREVENTION RECOMMENDATIONS

Design, Layout & Spatial Relationships

- There must be clearly defined defensible space to the front of all properties, with gates, railings or fences 1000mm high.
- On plots 4-11 the side and rear gardens must be well fenced with walls or fences at least 2100mm high where they immediately adjoin public space.
- Fences between properties at the rear should be 1.8m high – constructed of a combination of wooden panels (to around 1.3m) topped with trellis.
- A fence of 1.8m high should be constructed along the boundary of the access road to plots 1-3 and the adjacent open space. This fence should be visually permeable to allow additional surveillance to, and from, the local footpath network, so a railing or fence with trellis may be most appropriate.
- I would like to see a narrow strip, e.g. 1m of defensible space along the north-eastern boundary to protect the exposed gable of plot 11. This gable could be a target for graffiti or used for other anti-social activities.
- Bourdon Street should be surfaced, lit and signed to 'adoptable' standard.
- The access way leading to plots 1-4 should include a symbolic barrier at the entrance, e.g. gate posts/pillars, change of road surface (texture/colour), to encourage a feeling of territoriality among the residents, psychologically giving the impression that the area beyond is private.

Processes & Procedures

- The open space in front of the public house at the western fringe of the site should be remodelled so that it does not become a focus for anti-social behaviour in the future. The existing benches and litterbins should be removed and a new focal point created, not necessarily in the same location.

Target Hardening & Secured By Design (SBD)

- All glazing at ground floor level should be laminated to a minimum thickness of 7.5mm (on at least one pane in a double-glazed unit).

- Where feasible, all ground floor windows should be certificated to BS 7950, (the only exceptions being those on the retained façade).
- Protective window bars and or guards should be installed to ground floor windows/openings on the retained façade. The details of which should be agreed with Greater Manchester Police prior to their installation.
- All external door sets and the doors between the garages and the hallways must be certified to BS PAS 24.
- If multi point locking is used on front entrance doors you should note that you will require a split spindle in the lock so that the lever does not open the front door and the only way to open the front door is with a key.
- A door chain or opening limiter shall be installed.
- A door viewer shall be fitted between 1200mm and 1500mm.
- The letter plate shall be located at least 400mm away from any locks to stop access to the locking system through the aperture.
- Lighting should be provided to the front and rear of the properties, operated by photoelectric cell, time switch or passive infrared detectors. The use of low consumption lamps is recommended with units positioned to reduce glare, light pollution and possible attack.
- There should be a dedicated fuse spur (to comply with BS 4737 or BS 6799) to each dwelling so that the resident can install an intruder alarm.
- Utility cupboards should be located externally on the front of the properties.
- Gates to garden spaces must be provided with a bolt, which should be capable of fitting a padlock, fitted at least 400mm down from the top of the gate.
- Garage doors/shutters should be of a suitable security standard for this location, for example, Securoglide by Décor Grille Security an SBD supplier.

Conclusions

This scheme is largely consistent with the current principles and standards of SBD, although the retention of the industrial façade does present some challenges. Subject to the points above being included in the scheme, should the applicant apply in the future for SBD accreditation, it should achieve it.

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for the Architectural Liaison Unit to reassess the comments made above.

Signed

Adrian Murphy

Architectural Liaison Officer

APPENDIX – GLOSSARY OF CRIME TYPES (Source: Home Office)

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.

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.

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 or unauthorised taking of a motor vehicle

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

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.