Fighting crime, protecting people

Greater Manchester POLICE

CRIME IMPACT STATEMENT



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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:	The site is located on the west side of Vine Street, Gorton
Proposal:	Erection of 62 houses
Client:	Gladedale Manchester Ltd
Reference:	0678/07
Date:	20th February 2008
Version:	1

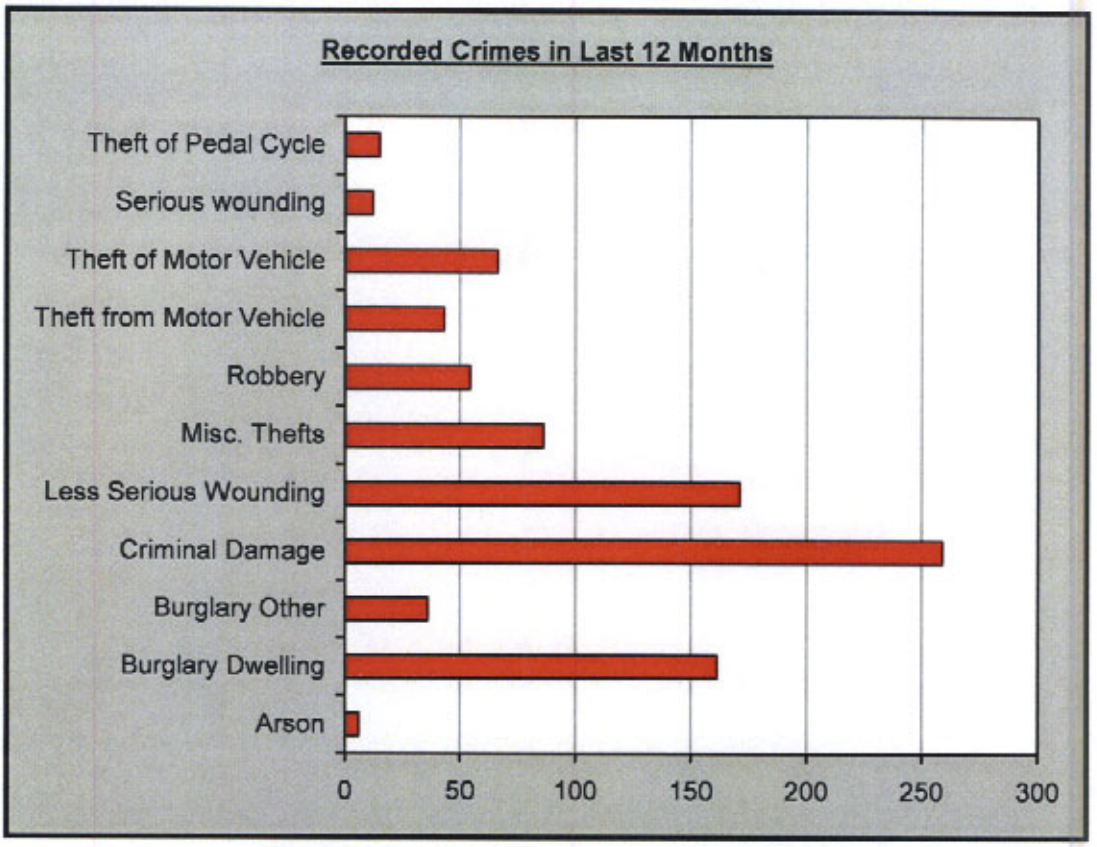
GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

The site is currently vacant. The area is residential in character, a mixture of terraces and culs de sac. There is a large expanse of green space to the south and west of the site, including a children's play area. A railway line lies beyond the embankment to the north of the site.

CRIME ISSUES AT LOCATION

Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between 6th February 2007 and 6th February 2008 in a grid area centred on the site, measuring approximately 1km^2.



The principle crimes in this area are criminal damage and less serious wounding. Burglary levels are also particularly high.

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 site is band 3 (100-150 on the index, where the average is 100) which is above the Manchester average.

PROPOSED BUILDING TYPE/USE

The development comprises 62no detached and semi-detached, 2 and 3 bedroom houses, constructed around a circular access road, with a single cul-de-sac spurring off the access road. Some of the houses have integral garages; the remainder have in-curtilage parking.

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 of, residents', vehicles.
- Attacks on people

Site Specific Risk Assessment

Given the particularly high levels of burglary in this location, the Local Planning Authority should consider appropriate conditions to require the applicant to provide robust, secure accommodation as suggested in *Safer Places: The Planning System and Crime Prevention,* should this application be approved. Detailed measures are suggested later in this report.

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 Taylor
Contact Telephone No/s: 0161 856 4148

PART B – CRIME PREVENTION RECOMMENDATIONS

Design, Layout & Spatial Relationships

- The houses face onto the access roads or onto Vine Street itself. Generally, houses face other houses and have back gardens that back onto other back gardens.
- There is good surveillance down the length of each access road.
- Additional surveillance is provided onto Vine Street.
- Parking bays associated with plots 14, 18 and 27 should be clearly within the curtilage of their respective dwelling. Cars parked in those bays should be visible from the respective dwelling. This may mean that trellis fencing above 1m high may be appropriate to provide security whilst still allowing a degree of surveillance.
- The side/rear gardens of plots 61 and 62 should include fences to a height of 2100mm high. This is a particularly vulnerable aspect of the development. This fence must be particularly robust.

Processes & Procedures

- Access roads should be finished and lit to adoptable standards. All verges and amenity areas should be dedicated to individual dwellings.
- Any vegetation proposed at the site should be kept to a maximum height of 1000mm and any foliage to trees should be at a height exceeding 2000mm so as not to create potential hiding places for would-be criminals to exploit or impede natural surveillance. This should include the trees on Vine Street immediately in front of the development.

Target Hardening

Doors

- Front door and rear doors, including any patio doors, should be fitted with BS PAS 24-1:1999 'Doors for enhanced Security'. If sliding patio doors are to be

installed, they should have a multi-point deadlocking system with 3 or more hook bolts. They should also have an anti-lift device fitted and any glazing should be laminated.

- If multi-point locking is used on the front entrance doors, a split-spindle will be required to the lock so that the external lever does not open the door. The only way to open the door from the outside should be with a key.

- Glazed panels should be laminated (outer pane) to a minimum thickness of 7.5mm and securely fixed in accordance with the manufacturers specifications.

Windows

- Ground floor windows, and any other accessible windows, should be fitted with BS 7950 'Windows for enhanced security' and should be fitted with 7.5mm laminated glass.

Garage

- Garage doors should be certified to LPS 1175 (SR) 1 (e.g. Securoglide Excel garage doors – *www.swsuk.co.uk*), meaning that the internal doors between the garage and dwellings would not have to be certified to PAS 24 standard.

Fencing

- Notwithstanding the details on the submitted plans, 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 1.5m) topped with trellis.

- There must be no free access between front and rear gardens. 1800mm high lockable gates should be introduced to secure these rear gardens.

- The perimeter of all front gardens and driveways should be defined with a 1m high railing/gates.

Alarm

- Intruder alarm – a 13amp non-switched fused spur should be installed.
    - If the alarm is installed it should be in accordance with:
        - BS 4737/EN 50131 (wired system)
        - BS 6799 (wire free system)

Lighting

- Security lighting should be designed and installed to illuminate all external doors and be controlled by photo- electric cell, a time switch or passive infrared detector.

Conclusions

The design addresses the security of the development very well and it is consistent with the current principles and standards of SBD. 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.