

CRIME IMPACT ASSESSMENT

22nd November 2023



Victoria Mill, Lower Vickers Street, Manchester, M40 7LJ



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1. INTRODUCTION

- 1.1. This planning statement considers the potential impact on crime and disorder in the area and outlines design strategies to enhance the security of the proposed project.
- 1.2. The development refers to: ‘the proposed conversion of part of Victoria Mill for 7 residential apartments’
- 1.3. An analysis was conducted on crime and disorder incidents that occurred in the Miles Platting ward, where the application site is situated, from January 2023 to December 2023. The data used for this analysis was sourced from the Greater Manchester Police website (<https://www.police.uk/your-area/greater-manchester-police/miles-platting/?yourlocalpolicingteam=about-us&tab=statistics>). The findings from this analysis inform a set of design solutions, tailored to address the specific crime patterns and trends observed in the immediate vicinity.
- 1.4. This statement offers insights into the deliberations made during the course of this application. It should be examined alongside the submitted Design and Access Statement, as it further elaborates on the design aspects outlined below. It's important to note that the suggestions presented in this statement were developed with the understanding that the application site holds a Grade II* designation, and due consideration has been given to its historical architectural features.

2. RELEVANT PLANNING POLICY

The following policies are relevant to this crime impact assessment :

2.1. NPPF:

Promoting healthy and safe communities:

92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;*

2.2. Manchester City Council Local Plan

Policy DM 1 - Development Management:



- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:
Community safety and crime prevention.

3. SITE ANALYSIS

3.1. Geographical Location:

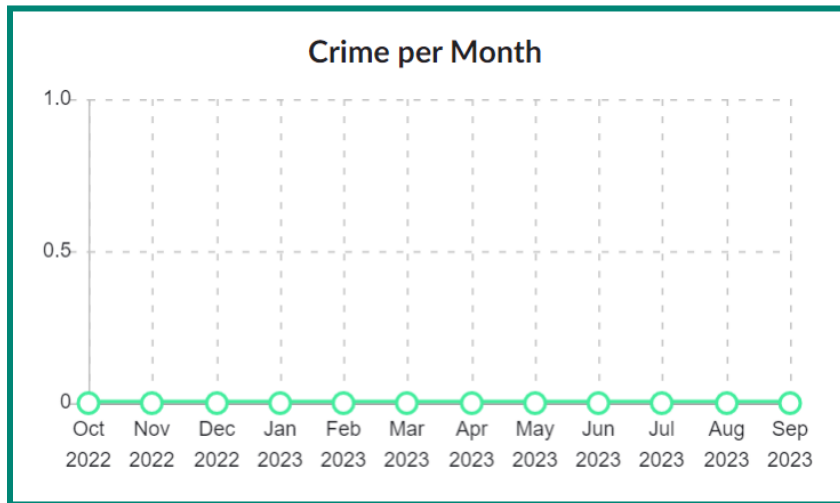
- Miles Platting is situated in the city of Manchester
- It is approximately 1.5 miles northeast of Manchester city centre, making it relatively close to the city's amenities and employment opportunities.
- The district is positioned to the east of the River Irk, and it's part of the wider urban area of Greater Manchester.

3.2. Characteristics:

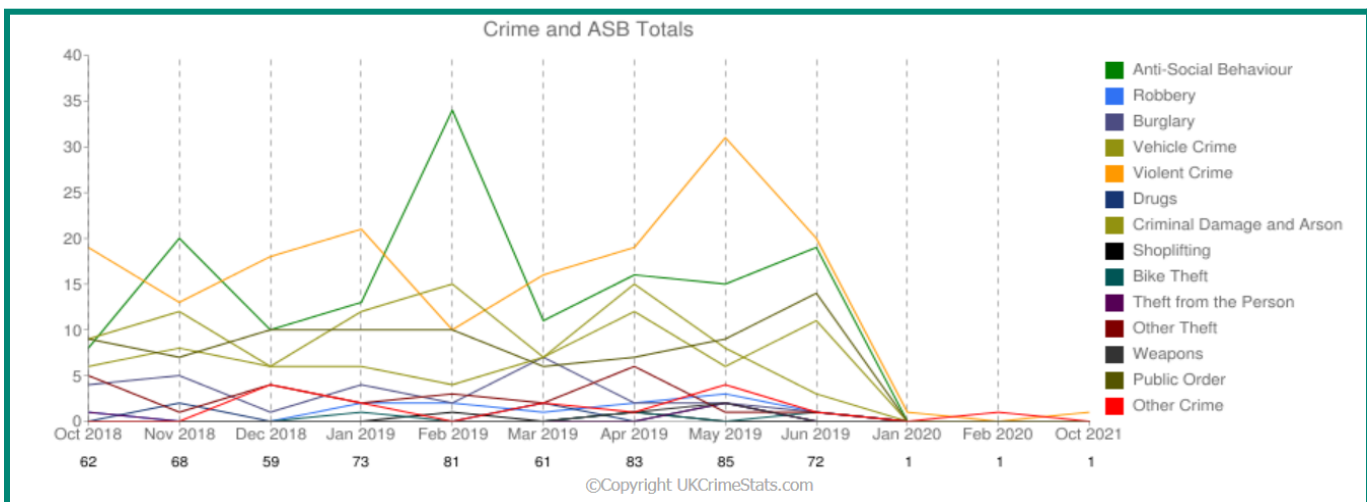
- The district has historically faced social and economic challenges, including issues related to unemployment, poverty, and urban regeneration.
- Efforts have been made to revitalise the area and improve housing, amenities, and infrastructure.
- The socioeconomic characteristics of Miles Platting vary across different parts of the district, with some areas experiencing more significant economic and social deprivation than others.
- It is situated close to districts in the city centre such as Northern Quarter and Ancoats which have a vibrant nightlife, and a short distance from the Etihad Stadium which is often populated with Manchester City football fans

4. CRIME ISSUES IN THE LOCATION

- Previously been high crime rates in the area which have fallen over the last 8 years
- As shown in the chart below there have been no reported crimes within the area of Miles Platting within the last year.



- However, in previous years there has been higher crime and antisocial behaviour reports, as shown in the below graph (from ukcrimestats.com)



5. SECURITY CONSIDERATION

- 5.1. Due to close proximity to the city centre and popular social hubs for sport and entertainment it is at risk for crime

- High Foot Traffic:

- Popular city centre areas and entertainment hubs attract large crowds of people, especially during events and peak hours. This high foot traffic can create opportunities for criminal activities such as theft, pickpocketing, and vandalism.
- Alcohol and Drug Consumption:
 - Entertainment districts often have numerous bars, clubs, and restaurants, where alcohol and sometimes drugs are readily available. This can lead to incidents of public intoxication, fights, and drug-related crimes.
- Late-Night Activities:
 - Entertainment areas tend to be active late into the night. The extended hours can provide opportunities for crime, as well as pose challenges for law enforcement in managing security during the nighttime hours.
- Transient Population:
 - Tourists, visitors, and people from surrounding areas often frequent city center districts. A transient population may be less invested in the long-term welfare of the community and less likely to engage in crime prevention efforts.
- Economic Disparities:
 - Proximity to the city centre may result in stark economic disparities within the district. Areas with significant disparities in income and access to resources can experience higher crime rates as a result of economic desperation or social inequality.
- Limited Policing Resources:
 - Policing a district in close proximity to the city centre can be resource-intensive. Law enforcement agencies may need to allocate additional resources to manage security in these areas, and there can be challenges in maintaining a visible police presence throughout the district.

6. DESIGN CONSIDERATIONS

6.1. Secure by Design:

- Notwithstanding the listed nature of the building and the need to reach a balance between retaining the features of the building, the guiding principles of Secure by Design will be adopted where practical.
- Security of ground floor windows and doors is now part of the building regulations and details under Approved Document Q follow the requirements of Secure by Design. The existing windows will have the glazing upgraded and fixings upgraded to achieve as far as possible with existing timber windows PAS 24 standards.
- The main entrance into the apartments will have a door video entry fitted.



- Intruder alarms are fitted to all apartments.
- Footpaths and car parking areas will have minimal lighting striking a balance between adequately illuminating the areas avoiding unnecessary shadowing and without causing nuisance to the residential units.
- 24-hour lighting will be provided to communal areas with occupancy sensors to allow lighting to be dimmed down during low occupancy and nighttime use.
- Utility metres are located within the building to avoid vandalism.
- Mail and parcel delivery boxes will be equipped with high security cylinders that are not subject to master key access Mail and parcel delivery boxes will be of robust construction, incorporate an anti-fishing design and be fire resistant. Individual letter boxes shall have a maximum aperture size of 260mm x 40mm.
- Use fencing, gates, and secure entry systems to prevent unauthorised entry.

7. CONCLUSIONS

- 7.1. The preceding statement takes into account the relevant planning policies focused on crime prevention. An analysis of recorded crime data in the vicinity of the application site has been conducted, leading to the identification and application of necessary design considerations.
- 7.2. Given these factors, it is deemed that the proposed development aligns with the goals outlined in Core Strategy Policy DM1 and paragraph 92 of the NPPF.
- 7.3. Consequently, we kindly request the Council's support for this application.