

Crime Impact Statement Review – March 2023

Introduction

1. Wardell Armstrong LLP (WA) has previously prepared a Crime Impact Statement (CIS) to support a planning application submitted by John McCall Architects on behalf of The Guinness Partnership Limited ('the Applicant') for a residential led development on the site of the Former White Moss Day Care on land off Benmore Road, Manchester.
2. The CIS produced by Wardell Armstrong is dated December 2022, Reference: Job No. GM12648, Report No. 0001, Version V0.1, Status: Final.
3. Manchester City Council (MCC), the local planning authority (LPA), consulted Greater Manchester Police (GMP) Design for Security (DfS) for comments in respect of the submitted CIS. GMP DfS responded by stating that there was no indication that author of the report is a Suitably Qualified Security Consultant (SQSC).
4. As an agreed SQSC, I have now received a request to review the CIS and its suitability as part of the planning application. Over the past eleven years I have previously produced Crime Impact Statements submitted as part of planning applications in this LPA, along with the other nine local authority areas within Greater Manchester, all of which have been accepted by the councils.

Assessment

1. The CIS is a well-written, researched, and easy to understand document, undoubtedly prepared with reasonable skill, care and diligence.
2. All the salient points and information required for a CIS are present, in fact, I believe the content exceeds that normally included in statements seen by or written by me.
3. The description of the site and its surroundings, and the site visit, which was undertaken, along with the photographs included in the CIS, is sufficiently detailed and has provided a clear understanding of the proposed development site and the issues present in the area at the time of the visit i.e., fly-tipping and littering.
4. Timely analysis of street level crime (Charlestown local policing area) has not been possible due to the police.uk website having not been updated. WA submitted a Freedom of Information request to GMP in relation to the crime statistics, however, at the time of writing the information is not available.
5. Data is available from the Office for National statistics (ONS), however, in the main this can only provide an overview of crime levels at a boroughwide level (i.e., Manchester City Council area) when compared against the GMP Force level and other similar areas across the country (MSG).
6. Analysis of crime would normally have informed the 'Designing out Crime' section of the CIS, allowing for recommendations relative to the potential risks to the proposed development. As this has not been possible, recommendations have been made based on the '*most prominent crime types*'. Since the CIS was written, GMP have now (as of 8th March 2023) listed their priorities for the Charlestown local policing area i.e., personal robbery, theft from person, residential burglary, theft of and from motor vehicle, anti-social behaviour, and serious youth violence, however, this does not produce any cause for concern as to the recommendations already made.
7. Secured by Design (SBD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes to adopt crime prevention measures, and the LPA usually recommend that developments comply with the principles of SBD.

8. The measures proposed in the CIS are listed against the relevant criteria, and, based on the hypothetical risks identified, and recently published policing priorities, are acceptable for a development of this type i.e., a residential led scheme on the outskirts of a busy city centre.

Conclusion

1. The submitted Crime Impact Statement covers the key points of national and local planning policy and guidance.
2. Detailed analysis of crime has not been possible; however, I feel that the site visit in conjunction with the CIS author's exploration of crime and disorder types usually associated with such developments, has allowed the potential risks identified to be addressed appropriately in the design and layout of the development, utilising proven Secured by Design principles. N.B., SBD has recently released New Homes 2023 guidance, and the street lighting standard has now been updated to BS 5489-1:2020.
3. The Crime Impact Statement submitted by WA therefore:
 - Assists the applicant to adapt the proposed development to reduce or prevent opportunities for crime and disorder.
 - Allows Manchester City Council to assess the information contained within it in relation to the overall impact of the proposed development on the local and surrounding area, whilst also discharging their duty under Section 17 of The Crime and Disorder Act 1998.
 - Allows Greater Manchester Police 'Design for Security,' as a statutory planning consultee, to comment on the proposed security measures, if the LPA still deem this necessary.
 - Helps to allay any public concerns about the proposed development which are often brought about by a lack of information.
4. Determination of the planning application is therefore recommended on the basis of the information set out in this CIS, which is more than fit for purpose.



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