CRIME IMPACT STATEMENT – REV A 24.07.26

Proposed Residential Development

Former Fayrouz Restaurant

Yew Tree Lane, Manchester M23 0FF

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1. Introduction

This Crime Impact Statement has been prepared in support of an outline planning application for the redevelopment of the former Fayrouz Restaurant site at Yew Tree Lane, Manchester M23 0FF.

The proposal comprises:

- Demolition/redevelopment of the existing site.
- Construction of 19 dwellings.
- Internal estate road.
- Private parking.
- Soft landscaping.
- Private rear gardens.
- Boundary treatments.

The statement considers how the development accords with national and local planning policy relating to crime prevention and demonstrates that crime reduction has informed the design from the outset.

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2. Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal has been designed having regard to:

Section 8 – Promoting Healthy and Safe Communities

Particular regard has been given to Paragraph 96 which seeks developments that:

- create safe and accessible places;
- reduce opportunities for crime and anti-social behaviour;
- encourage natural surveillance;
- promote active streets.

Section 12 – Achieving Well-designed Places

Paragraphs 131–135 require developments to:

- create attractive places;
- optimise natural surveillance;
- provide secure environments;
- minimise crime and fear of crime.

Planning Practice Guidance (PPG)

The Planning Practice Guidance confirms that crime prevention should be considered at the earliest stages of design and should not be treated as an afterthought.

Section 17 Crime and Disorder Act 1998

Section 17 places a statutory duty upon local authorities to exercise their planning functions with due regard to the likely effect on crime, disorder and anti-social behaviour.

This development has been designed in accordance with that duty.

National Design Guide

The National Design Guide identifies:

Context
Identity
Built Form
Movement
Nature
Public Spaces

as key characteristics of successful places, including ensuring environments are safe and overlooked.

Greater Manchester Secure by Design Guidance

The proposal follows the principles contained within:

- Secured by Design Homes 2023
- Designing Out Crime principles promoted by Greater Manchester Police
- Secure by Design New Homes guidance



3. Local Planning Policy

The proposal accords with the:

Places for Everyone Plan (PfE)

Including policies relating to:

- high quality design
- safe neighbourhoods
- healthy communities
- sustainable residential environments

Manchester Core Strategy

Particular regard has been given to:

Policy SP1
Spatial Principles

Policy DM1
Development Management

requiring developments to:

- create safe places
- encourage surveillance
- reduce opportunities for crime
- provide attractive public realm.

Manchester Residential Quality Guidance

The scheme has also considered the Council's guidance relating to:

- defensible space
- overlooking
- boundary treatments
- parking
- pedestrian movement
- landscaping.

4. Existing Site

The site is previously developed land formerly occupied by the Fayrouz Restaurant.

Redevelopment removes a largely inactive commercial site and introduces permanent residential occupation.

Residential occupation typically provides:

- continual activity
- passive surveillance
- increased guardianship
- improved management.

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5. Existing Crime Context

The site lies within south Manchester where recorded crime is generally associated with:

- vehicle crime
- criminal damage
- anti-social behaviour
- theft
- public order offences.

The redevelopment introduces significantly greater levels of legitimate activity compared with the former commercial use and therefore has potential to reduce opportunities for crime through increased surveillance.

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6. Design Assessment

Access

The development benefits from a single vehicular entrance serving all dwellings.

Advantages include:

- controlled access
- reduced permeability
- easier surveillance
- clear definition between public and private space.

Pedestrian routes remain short, direct and overlooked.



Natural Surveillance

The proposed layout has been designed to maximise surveillance.

The submitted layout demonstrates:

- front elevations facing the estate road;
- active frontages throughout;
- overlooking of parking areas;
- overlooking of pedestrian routes;
- surveillance of visitor movements.

This significantly reduces opportunities for concealed criminal activity.

Defensible Space

Each dwelling benefits from clearly defined private ownership through:

- front gardens
- private driveways
- rear gardens
- landscaping
- boundary treatments.

The distinction between public and private areas is clear throughout the scheme.

Rear Gardens

Rear gardens are enclosed and located away from public routes.

This:

- reduces opportunities for trespass;
- improves privacy;
- increases resident security.

Parking

Parking is located immediately adjacent to dwellings.

Residents have direct visibility over parked vehicles from principal rooms.

This arrangement reduces opportunities for:



- theft from vehicles
- vehicle damage
- unauthorised parking.

Landscaping

Landscaping has been designed to improve the quality of the development whilst maintaining surveillance.

Planting should be managed so that:

- shrubs remain below approximately 1 metre adjacent to footways;
- tree canopies are maintained above approximately 2 metres;
- visibility around junctions remains unobstructed.

The proposed landscaped areas frame development without creating concealed spaces.

Lighting

Lighting should comply with:

BS 5489

and provide:

- consistent illumination;
- avoidance of dark corners;
- appropriate lighting to parking areas;
- lighting to pedestrian routes.

Lighting should avoid excessive glare whilst supporting surveillance.

Boundary Treatments

Boundary treatments should comprise:

- approximately 1.2m front boundaries where appropriate;
- 1.8m rear and side boundaries;
- secure rear access gates;
- robust fencing.

These measures clearly define ownership whilst discouraging unauthorised access.

Secure by Design

It is recommended that all dwellings achieve:

Secured by Design accreditation or equivalent.

Measures should include:

- PAS 24 certified entrance doors
- PAS 24 windows
- laminated glazing where appropriate
- anti-snap cylinder locks
- secure rear gates
- external lighting
- secure cycle storage.

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7. Management

Long-term management should ensure:

- landscaping maintained;
- lighting maintained;
- refuse stored appropriately;
- abandoned vehicles removed;
- communal areas inspected regularly.

A well-maintained environment discourages anti-social behaviour.

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8. Overall Crime Impact

The proposed redevelopment is considered likely to have a positive impact upon community safety by:

- replacing an inactive brownfield site with permanent residential occupation;
- increasing natural surveillance;
- providing clearly defined defensible space;
- reducing opportunities for vehicle crime;
- improving passive surveillance of public areas;
- incorporating Secure by Design principles;
- creating a well-managed residential environment.

No significant adverse crime impacts are anticipated.



9. Conclusion

The proposed redevelopment has incorporated crime prevention principles at the earliest stages of design and is considered to satisfy:

- National Planning Policy Framework
- Planning Practice Guidance
- Crime and Disorder Act 1998 (Section 17)
- National Design Guide
- Secured by Design New Homes guidance
- Places for Everyone Plan
- Manchester Core Strategy
- Manchester Development Management Policies

The development represents a well-designed residential scheme that is expected to reduce opportunities for crime and anti-social behaviour through natural surveillance, defensible space, clear site layout, secure parking, appropriate landscaping and good long-term management.

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1. Greater Manchester Police – 12-month crime profile (M23 0FF)

The current crime rate in Northenden is 153.5 per 1000 residents. This is 84 % above the national average of 83.5 crimes per 1000 residents which puts Northenden in the bottom half of safest areas in the UK.