

Land off Norden Road, Bamford, Rochdale.



Source: Google Earth

Crime Impact Statement

v1.0

October 2025

Contents

1. Introduction	3
2. Planning Policy and Design Guidance	4
2.1. Ministry of Housing, Communities & Local Government–National Planning Policy Framework–Dec 2024	
2.2. National Planning Practice Guidance (NPPG)	
2.3. National Design Guide	
2.4. Rochdale Borough Council Core Strategy - Adopted October 2016	
2.5. Oldham and Rochdale Urban Design Guide – Supplementary Planning Document Part 3: Safety and Inclusion	
2.6. Oldham and Rochdale Council Residential Design Guide – Supplementary Planning Document	
2.7. Places for Everyone (PfE) (adopted March 2024)	
2.8. Secured by Design (SBD)	
3. Environmental Visual Audit	10
4. Crime Statistics and Analysis	14
5. Proposed Site Use	22
6. Risk Assessment	22
7. Security Strategy	23
7.4. Perimeter security	
7.5. Layout, Landscaping and External issues	
7.6. Internal issue (apartments)	
8. Conclusion	28

1. Introduction

- 1.1.** This Crime Impact Statement (CIS) (or Crime Prevention Plan, or Crime Impact Assessment) has been produced by an independent crime prevention design consultant who retired from Merseyside Police after 26+ years' service as a police officer performing a variety of roles from CID, Traffic, Firearms, to Audit and Inspection, including dialogue with criminals to understand how they identify opportunities to commit crime, and also victims of crime to monitor the short and long term effects on them. Throughout the consultant's police service, crime prevention was at the forefront, the last role being that of Force Architectural Liaison Officer (ALO)(also known as Designing out Crime Officer (DOCO)) for over 7 years. The consultant has been producing Crime Impact Statements for over 19 years.
- 1.2.** As Force ALO, the consultant worked with architects, designers, developers and local authority planners to design out crime and the potential for crime in new developments of varying types and sizes by way of Crime Prevention Through Environmental Design, and also administered the Association of Chief Police Officers (ACPO) Secured by Design (SBD) initiative, providing advice and recommendations to allow the award to be made on successful completion of some schemes, be they residential or commercial.
- 1.3.** The consultant also holds a professional qualification, Advanced Certificate in Environmental Design and Crime Prevention (Ad Cert ED&CP) from Oxford Brookes University and licentiate membership of the City and Guilds Institute (LCGI) and is a Home Office accredited Crime Reduction and Architectural Liaison practitioner (prior to formation of National Policing Improvement Agency) with previous experience in the built environment prior to police service. The consultant has been actively involved in many crime reduction initiatives, and was responsible for conceiving, designing and subsequently producing interactive crime reduction advice for the Merseyside Police website, which received Home Office recognition.
- 1.4.** This CIS has been prepared on behalf of McCarthy Stone to support a planning application for a proposed retirement living scheme on land off Norden Road, Bamford, Rochdale, Greater Manchester. The CIS shows how the concept of the scheme reduces its impact on and susceptibility to crime and disorder and can be used by the Council to assess the scheme submitted for approval in this context. It will help to allay public fears about the development that could be brought about by lack of information, by providing an overview of crime levels at the site location and also in the surrounding area and outlining the strategy which it is hoped will provide for a safe, secure and non-threatening environment both for new residents and also the existing neighbouring residents and businesses, taking cognizance of National Planning Policy, Local Planning Policy and design guidance such as SBD.
- 1.5.** Each and every building project presents the designers with a unique set of challenges to overcome and solve. This involves seeking an acceptable compromise between the aesthetics of the architectural design and landscaping, and the need for security requirements which should be robust but subtle rather than overtly offensive and perhaps creating a 'fortress type' appearance which may increase the fear of crime. The objective should be to construct well designed places, buildings and communities that promote both sustainable communities and health and wellbeing, however, it is imperative that they must also be safe, secure, and accessible. Mitigating the opportunities for crime is not only about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant, and participatory communities.

2. Planning Policy and Design Guidance

The following policies, plans and crime prevention advice documents have been used as a source of reference in the completion of this CIS.

2.1. Ministry of Housing, Communities & Local Government–National Planning Policy Framework–December 2024

8. Promoting healthy and safe communities

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which:

- a) Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
- b) 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 well-designed, clear, and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas.
- c) Enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Para 102 - Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- a) Anticipating and addressing possible malicious threats and other hazards (whether natural or man-made), especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience, and ensure public safety and security. The safety of children and other vulnerable users in proximity to open water, railways and other potential hazards should be considered in planning and assessing proposals for development.
- b) Recognising and supporting development required for operational defence and security purposes and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

Para 105 - Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

9. Promoting sustainable transport

Para 109 - Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable, and popular places. This should involve:

- b) Ensuring patterns of movement, streets, parking, and other transport considerations are integral to the design of schemes and contribute to making high quality places.

Para 111 - Planning policies should:

- d) Provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).

Para 113 - Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe, and secure, alongside measures to promote accessibility for pedestrians and cyclists.

Para 115 - In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- b) Safe and suitable access to the site can be achieved for all users.

Para 117 - Within this context, applications for development should:

- a) Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second, so far as possible, to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.
- b) Address the needs of people with disabilities and reduced mobility in relation to all modes of transport.
- c) Create places that are safe, secure, and attractive, which minimise the scope for conflicts between pedestrians, cyclists, and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.
- d) Allow for the efficient delivery of goods, and access by service and emergency vehicles.
- e) Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations.

11. Making effective use of land

Para 124 - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

12. Achieving well-designed places

Para 135 - Planning policies and decisions should ensure that developments:

- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
- f) Create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.2. National Planning Practice Guidance (NPPG)

With the publication of the accompanying National Planning Practice Guidance (NPPG) (Note 7.5) the government has reiterated that designing out crime and designing in community safety should be central to the planning and delivery of new development. Specifically, the Planning Practice Guidance on Design reminds practitioners that local authorities are duty bound to adhere to Section 17 of the Crime and Disorder Act 1998 and exercise their functions with due regard to their likely effect on crime and disorder and do all that they reasonably can to prevent crime and disorder. Furthermore, practitioners are also reminded that the prevention of crime and the enhancement of community safety are matters that a local authority should consider when exercising its planning functions under the Town and Country Planning legislation.

2.3. National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice in the form of ten characteristics:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built Form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public Spaces – safe, social and inclusive
- Uses – mixed and integrated.
- Homes and Buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

2.4. Rochdale Borough Council Core Strategy - Adopted October 2016

P3 - Improving design of new development

We will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. The following design principles should be adhered to wherever relevant:

- Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate).

DM1 - General development requirements

All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

- h. Minimise opportunities for crime against people or property.

2.5. Oldham and Rochdale Urban Design Guide – Supplementary Planning Document Part 3: Safety and Inclusion

The aim of this guidance is to ensure places are safe, secure, and welcoming.

Why are safety and inclusion important? This Urban Design Guide has been informed by discussions with many people in Rochdale and Oldham. In response to the question 'What makes a good place?' there was overwhelming agreement that a good place must be a safe place that is accessible for all. Residents must feel safe and secure in their homes, visitors must feel that places are welcoming, and businesses must be able to operate in a safe and secure environment.

Para 3a

Development must positively contribute to making routes, streets, and public spaces as safe, free from crime and accessible as possible. It should:

- Ensure all routes and open spaces are well overlooked by building fronts.
- Design buildings so that windows and doors face onto streets and spaces, avoiding long blank walls.
- Avoid segregating pedestrians, cyclists, and vehicles.
- Ensure there are clear, direct, and well-lit routes and paths between key destinations, with clear forward visibility and gentle changes of direction, avoiding places hidden from view or in darkness.
- Concentrate activity and footfall along a network of pedestrian-friendly key routes and public spaces so that these can be "self-policing."
- Ensure that there are alternatives to leisure routes through parks, open spaces, or less well used streets, so that they can be avoided by those wishing to do so.
- Limit vehicular speeds on streets to provide a safer environment for pedestrians and cyclists.

- Ensure that routes, streets and public spaces and access to buildings from them are designed to be accessible to all, including children, the elderly, those with some form of impairment, and those carrying shopping or pushing a pushchair.
- Ensure that pedestrian routes remain free from obstructions and unintended hazards that would restrict accessibility (e.g., uneven pavements, temporary barriers, and inappropriate resurfacing prior to, during or after construction and maintenance works); and
- Support the on-going supervision, maintenance and management of routes, streets, and open spaces to deter vandalism and antisocial behaviour, engender a sense of community pride, and ensure they remain safe, accessible, and attractive.

Para 3b

Development must minimise opportunities for car and cycle theft, vandalism or assault or harassment of car-users or cyclists. It should:

- Ensure public car parks and secure cycle parking areas are accessible and well-lit, with secure and visible entrances and exits.
- Incorporate any private parking spaces required within secure premises or where they can be seen by car or cycle users or the occupants of the buildings they serve; and
- Ensure that parking areas and accesses to them are overlooked and not obscured by buildings or planting that could provide potential hiding places.

Para 3c

Development must minimise opportunities for crime against property and the occupants of buildings without detracting from the quality of the townscape and landscape. It should:

- Involve consultation with the local police Architectural Liaison Officer as part of the design process.
- Provide a clear distinction between the publicly accessible streets and space and private space associated with individual buildings and groups of buildings.
- Minimise opportunities for unauthorised access to private gardens, courtyards, or other spaces by enclosing these with buildings where possible or secure walls or fences.
- Ensure that the entrances to private spaces or buildings are secure and clearly visible from both the street and windows within buildings.
- Ensure that boundaries to front gardens or forecourts do not create hiding places.
- Avoid incorporating service roads, maintenance strips or private paths that are not overlooked or provide access to openable ground floor windows.
- Balance the aim of well-connected routes (permeability) against the need to minimise escape routes for criminals, whether on foot or in cars.

- Ensure that the incorporation of permanent or temporary security measures to prevent break-ins to premises or ram-raiding of shop fronts, such as grilles, shutter-blinds, bollards, and reinforced stall-risers, are integrated into the design of buildings and do not present unattractive, blank elements in the street scene; and
- Provide for the incorporation of CCTV for the surveillance of those parts of the public realm and private space and buildings that require it or would benefit from it to discourage crime and antisocial behaviour.

2.6. Oldham and Rochdale Council Residential Design Guide – Supplementary Planning Document

The aim of this document is to provide clear guidance to everyone involved in development (including architects, designers, public and private sector developers, house builders and engineers) on the quality of design expected by both Boroughs. The Guide will also be used by local authority officers to help assess the quality of planning applications.

2.7. Places for Everyone (PfE)

Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan) for jobs, new homes, and sustainable growth. It has been prepared by the GMCA on behalf of the nine districts. Policy JP-P1 Sustainable Places seeks to ensure schemes are designed with safety in mind, including designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster.

The plan, adopted on 21st March 2024, will determine the kind of development that takes place across the city-region, maximising the use of brownfield land and urban spaces while protecting green belt land from the risk of unplanned development. It will also ensure all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.

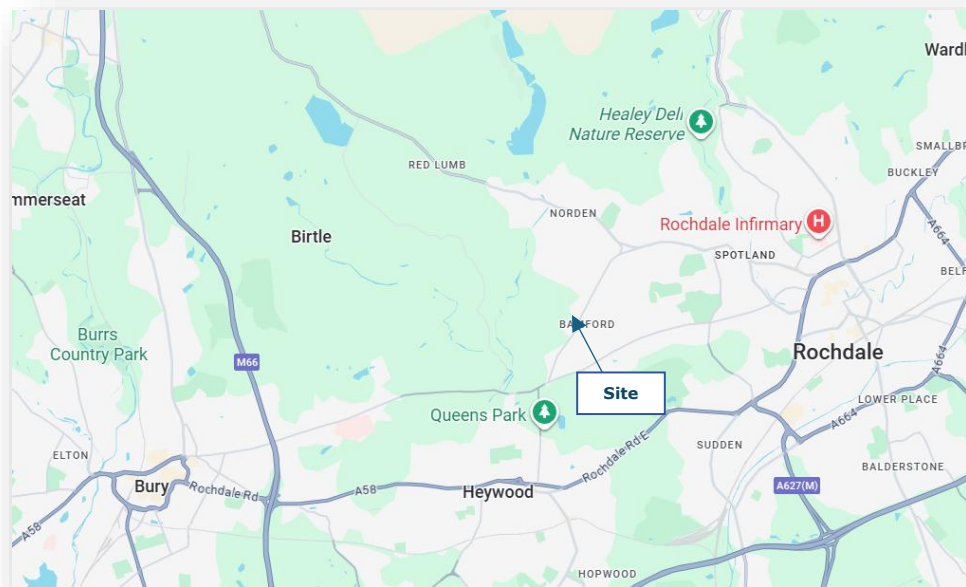
The plan is the result of a process that began with the publication of the first Greater Manchester Spatial Framework in 2016 and has been informed by the feedback received from residents, businesses, and the development industry. While the PfE sets out the strategy and policies to guide sustainable growth it also allocates sites for development across Greater Manchester, which are currently Green Belt.

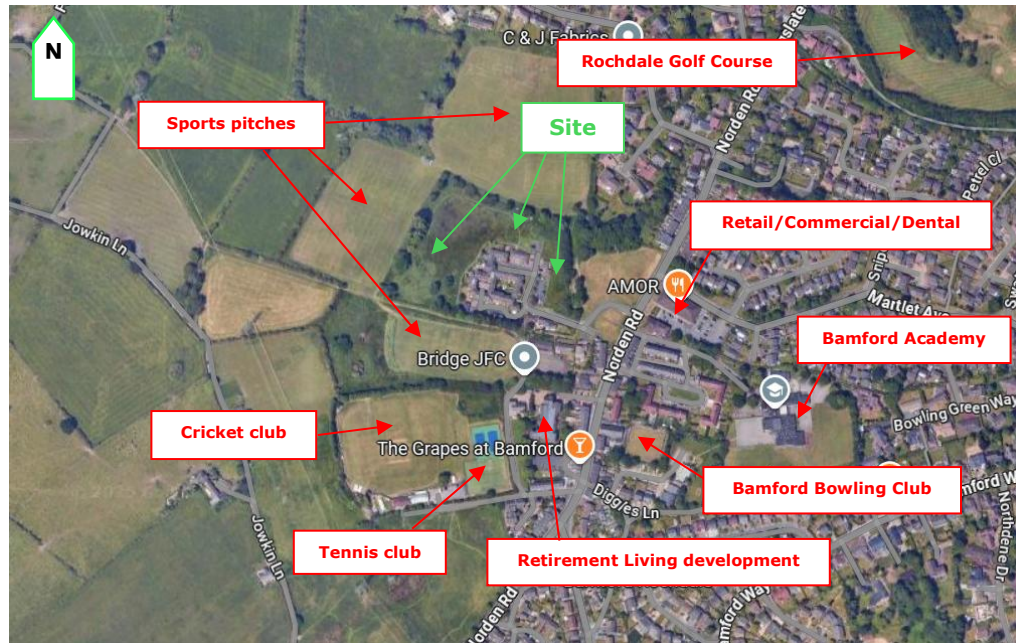
2.8. Secured by Design (SBD)

Established in 1989, SBD was previously owned by the Association of Chief Police Officers (ACPO) and is a police initiative to guide and encourage those engaged within the specification, design and build of, amongst other things, new homes, commercial premises, schools, and car parks to adopt crime prevention measures in their new development. Following the demise of ACPO, the Mayor's Office for Policing and Crime (MOPAC) took the opportunity to provide a home to Police Crime Prevention Initiatives (PCPI) on behalf of the National Police Service. Being a police organisation, they have close working links with the National Police Chief's Council (NPCC) and Police and Crime Commissioners. The advice has been proven to reduce the opportunity for crime and the fear of crime, whilst creating safer, more secure, and sustainable environments. SBD also acknowledges and licenses quality security products.

3. Environmental Visual Audit

- 3.1.** The development site, indicated approximately on the map opposite (*Source: Google*), lies in the suburb of Bamford, part of the Metropolitan Borough of Rochdale. The proposed development site is located approximately 3.5km west of Rochdale town centre, 2.5km north of Heywood, 6km north east of Bury town centre, 10.5km north west of Oldham town centre, and 15km north of Manchester city centre.
- 3.2.** The site has good road transport links with nearby access to the A58 which runs into West Yorkshire to the east and Bury and Bolton to the west. The A627(M) and M62 motorways are to the south of the site. Norden Road is also a bus route with stops near to the site.
- 3.3.** The proposed development site is a flat open green space wrapping around the north, east and west sides of Bamford Mews, a quiet gated residential development. To the north there are sports pitches with established residential properties further afield. To the west there are further sports pitches with agricultural land further afield. To the east is the aforementioned Bamford Mews and open green space with retail outlets and established residential properties on the eastern side of Norden Road. Bridge Junior Football Club lies to the south with Bamford Fieldhouse Cricket Club, Rochdale Tennis Club, and established residential properties including Butterworth Grange Retirement Living development (also Mc Carthy Stone) further afield.
- 3.4.** A site visit took place to obtain photographs of the existing site, and an aerial view (Google) is also included to show other nearby landmarks and features.





Pic 1 shows the view looking west towards the gated entrance to Bamford Mews which is also proposed as the entrance to the proposed development site.



Pic 2 shows the view looking north along the eastern side of the eastern perimeter of the proposed development site where it borders a park.



Pic 3 shows the view looking north along what is proposed as the access road to the proposed development site from Bamford Mews.



Pic 4 shows the view looking east towards the eastern perimeter of the proposed development site running behind the garage block on the right of the picture.



Pic 5 shows the view looking north along the eastern perimeter of the proposed development site towards the north eastern corner.



Pic 6 shows the view looking north towards the northern perimeter of the proposed development site defined by the tree line running across the centre of the picture.



Pic 7 shows the view looking west across the northern portion of the proposed development site.



Pic 8 shows the view looking north towards the northern perimeter of the proposed development site defined by the timber post and rail fencing seen in the centre of the picture.



Pic 9 shows the view looking north west towards the north west corner of the proposed development site with the adjacent sports pitches further afield.



Pic 10 shows the view looking south across the western portion of the proposed development site and its western perimeter, with Bamford Mews properties on the left of the picture.



Pic 11 shows the view looking east across the northern portion of the proposed development site, with Bamford Mews properties on the right of the picture and the garage block seen in Pic 4 in the centre of the picture.



Pic 12 shows the view looking south west across the proposed development site from the existing footpath which wraps around the Bamford Mews development.



Pic 13 shows the view looking north towards the north west corner of the proposed development site from the south west corner of Bamford Mews.



Pic 14 shows the view looking south west from the south western corner of the proposed development site across the southern perimeter towards the adjacent sports pitches. Timber post and rail fencing again defines the boundary.



Pic 15 shows the view looking north west from near the south western corner of the proposed development site, again showing the existing footpath which wraps around the Bamford Mews development.



Pics 16, 17 and 18 show the views looking north, north east, and east, respectively, from the existing footpath which wraps around the Bamford Mews development, across the proposed development site which is on the left of the pictures.

4. Crime Statistics and Analysis

- 4.1. Greater Manchester Police (GMP) provides policing service to the metropolitan area of Greater Manchester. The police force area covers 493 square miles in the north west of England. Although there are areas of great affluence, Greater Manchester has a high level of poverty. Around 2.8 million people live in an urban setting. This major conurbation includes Manchester and Salford, as well as the large surrounding towns. The residential population is ethnically diverse, with 16 percent from black, Asian and minority ethnic communities, and is increased by very large numbers of university students and the large numbers who visit, socialise in, commute into, or travel through the region. The transport infrastructure includes major rail stations and a major airport.
- 4.2. Crime covers a wide range of offences, from the most harmful such as murder and rape through to relatively minor incidents of criminal damage or petty theft.
- 4.3. **Crime Categories**
 - **Anti-social behaviour (ASB)** - Includes personal, environmental and nuisance anti-social behaviour.
 - **All crime** - Total for all categories.
 - **Bicycle theft** - Includes the taking without consent or theft of a pedal cycle.
 - **Burglary** - Includes offences where a person enters a house or other building with the intention of stealing.
 - **Criminal damage and arson** - Includes damage to buildings and vehicles, and deliberate damage by fire.
 - **Drugs** - Includes offences related to possession, supply and production.
 - **Other crime** - Includes forgery, perjury and other miscellaneous crime.
 - **Other theft** - Includes theft by an employee, blackmail and making off without payment.

- **Possession of weapons** - Includes possession of a weapon, such as a firearm or knife.
- **Public disorder and weapons** - Includes offences which cause fear, alarm, distress or possession of a weapon such as a firearm.
- **Public order** - Includes offences which cause fear, alarm or distress.
- **Robbery** - Includes offences where a person uses force or threat of force to steal.
- **Shoplifting** - Includes theft from shops or stalls.
- **Theft from the person** - Includes crimes that involve theft directly from the victim (including handbag, wallet, cash, and mobile phones) but without the use or threat of physical force.
- **Vehicle crime** - Includes theft from or of a vehicle or interference with a vehicle.
- **Violence and sexual offences** - Includes offences against the person such as common assaults, Grievous Bodily Harm and sexual offences.

4.4. The two sources of crime data in this document are:

1. Crime survey for England and Wales (CSEW) from the Office for National Statistics (ONS).

The Crime Survey for England and Wales (CSEW) includes crimes that are not reported to, or recorded by the police, but is limited to crimes against people resident in households and does not cover all crime types. The CSEW is a better indicator of long-term trends for the crime types and population it covers than police recorded crime because it is unaffected by changes in levels of reporting to the police or police recording practices. The CSEW gathers information from a sample rather than from the whole population. The sample is designed to be as accurate as possible given practical limitations such as time and cost constraints. Therefore, the estimates presented contain some uncertainty and are not precise figures, and this can have an impact on how changes in the estimates should be interpreted.

2. Police recorded crime.

Police recorded crime has wider offence coverage and population coverage than the CSEW. It is the primary source of local crime statistics and is a good measure of offences that are well reported to, and well recorded by, the police, including lower-volume crimes (e.g., homicide). In addition, the time lag between occurrence of crime and reporting results tends to be short, providing an indication of emerging trends. Police recorded crime excludes offences that are not reported to or not recorded by the police. Trends can be influenced by changes in recording practices, or police activity and public reporting of crime, making it difficult to make long-term comparisons. There are also concerns about the quality of recording and that crime is not recorded consistently across police forces or over time. Changes in recording practices have, over time, led to discontinuity in police recorded crime figures, with changes having a particularly large impact on the recording of violent crime over the last 10 years. Most recently, conduct crimes such as stalking and harassment, which were until May 2023 recorded in addition to the principal crimes, are now recorded as the principal offence if the conduct crime is considered to be the more impactful offence on the victim. As a result, offences that often occur alongside a conduct crime will no longer be recorded and will lead to a reduction in other offences typically disclosed as part of the conduct crime (e.g., malicious communications for a victim of stalking or harassment).

Crime against individuals and households has generally decreased over the last 10 years with some notable exceptions, such as sexual assault. The latest Crime Survey for England and Wales (CSEW) estimated 9.5 million incidents of headline crime (which includes theft, robbery, criminal damage, fraud, computer misuse, and violence with or without injury) in the survey year ending (YE) September 2024. This was 12% higher than last year's survey (8.5 million incidents in YE September 2023), mainly because of a 19% rise in fraud (to around 3.9 million incidents). This was similar to levels of fraud estimated in YE March 2020.

Experiences of domestic abuse, sexual assault, stalking and harassment among people aged 16 years and over are presented separately in our statistics as prevalence estimates (the proportion of all people who were victims in the previous 12 months). Over the last decade, there has been a gradual decrease in domestic abuse, but an increase in sexual assault. Latest estimates from the CSEW for YE September 2024 showed no statistically significant change in these experiences compared with YE March 2023, except for stalking:

- 4.5% of people aged 16 years and over had experienced domestic abuse in the last year (approximately 2.2 million victims).
- 2.8% (around 1.4 million people) had experienced stalking, a 0.6 percentage point decrease from 3.4% (1.6 million victims).
- 2.2% (approximately 1.0 million people) had experienced sexual assault.
- 9.0% had experienced some form of harassment (around 4.4 million people; this estimate is not comparable with the previous year).

In YE September 2024, police recorded 6.7 million crimes, which is the same as in the previous year. This is up from 4 million in YE March 2014. However, while increases over the last decade may include some genuine changes in trends in crimes that are reported to, and recorded by, the police, it will also be because of changes in police activity and recording practices. It therefore should not be used to say that overall crime has increased.

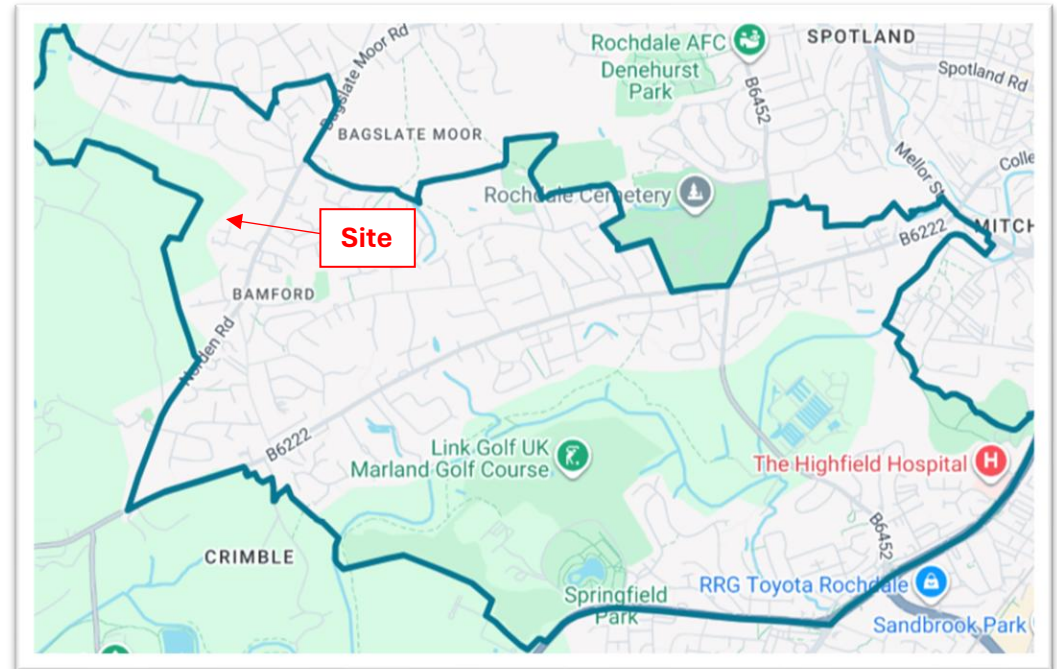
Although police recorded crime does not tend to be a good indicator of general trends in crime, it can give more insight into lower-volume, but higher-harm offences, reported to the police, including those that the survey does not cover or capture well. Data for YE September 2024 showed that:

- The number of homicides decreased by 4% (to 550 offences) compared with YE September 2023 (572 offences).
- Offences involving knives or sharp instruments increased by 4% (to 55,008 offences) compared with YE September 2023 (52,969 offences).
- Offences involving firearms decreased by 17% (to 5,372 offences) compared with YE September 2023 (6,499 offences).
- Robbery increased by 4% (to 82,347 offences) in comparison with YE September 2023 (78,865 offences).
- Shoplifting offences rose by 23% (to 492,914 offences) compared with the previous year (402,220 offences) and is the highest figure since current police recording practices began for the year ending March 2003.

Crime survey and police recorded crime data can therefore be used together to develop a more complete picture of crime.

4.5. The proposed development site lies within the Bamford community policing area of the wider Rochdale Borough. The map below (Source: police.uk) should show the number of recorded crimes in the Bamford community policing area during June 2025; however, it is not possible to provide current police recorded street level crime data due to GMP's crime recording and IT issues, this having been ongoing since July 2019. As a result of a Freedom of Information request some basic data has been provided by GMP which shows the number of recorded crimes within the policing area which covers the proposed development site, between 1st January 2022 and 27th August 2025, with the following caveats:

- In July 2019, GMP implemented one of the largest IT infrastructure changes in UK policing. The systems are in continual development and the data provided for this request is what the systems currently hold.
- This data contains crimes within Bamford, with a created date between 1st January 2022 and 27th August 2025 excluding cancelled crimes and crimes classified as fraud. Further information about cancelled crimes can be obtained from the Home Office Counting Rules. Details regarding fraud crime can be obtained by contacting the NFIB.
- We are aware of various issues affecting committed at locations for some crimes (see below for details) These issues mean that data for a specific location may include crimes that did not happen in that location and/or exclude crimes that did.
- Some crimes do not have a beat code, which means that they cannot be mapped to other geographies e.g. districts.
- Some crimes have an incorrect beat code, which means that they are mapped to the wrong geographies.
- Some crimes do not have an address because e.g. the address has been recorded in a non-standard format or as map coordinates.
- Due to low numbers being returned for some crimes, some of the totals have been replaced with X, as by providing exact figures as you have requested would significantly increase the likelihood of identifying the individuals concerned, and as such the exemption under S40(2) – Personal Information, would be engaged and result in information being refused. By replacing this data in this way, it can be provided in its entirety.



Offence	No. of recorded crimes				
	2022	2023	2024	2025	Totals
All other theft offences	9	14	9	10	42
Bicycle theft	0	0	0	X	1
Business and community burglary	X	X	X	X	4
Criminal damage and arson	17	11	21	7	56
Death or serious injury caused by unlawful driving	0	0	0	0	0
Miscellaneous crimes against society	6	X	5	X	13
Other sexual offences	X	5	X	5	12
Possession of drugs	6	X	0	X	8
Possession of a weapon	X	0	0	X	2
Public order	28	13	11	14	66
Rape	0	8	X	X	10
Residential burglary	34	40	16	5	95
Robbery of business property	X	0	0	0	1
Robbery of personal property	X	0	X	0	2
Shoplifting	X	15	X	X	18
Stalking and harassment	31	32	31	16	110
Theft from the person	0	0	0	0	0
Trafficking of drugs	X	5	5	10	21
Vehicle crime	29	20	25	X	75
Violence with injury	10	11	8	18	47
Violence without injury	46	15	25	11	97
Total number of recorded crimes	223	192	161	104	680

- Based on the explanation from GMP in relation to crimes identified with 'X,' one crime has been added to the totals for each, however, in all likelihood there may have actually been more than a single crime recorded, perhaps with repeat victims, so the data should be viewed in this context.
- Crime levels have reduced year on year and are projected to continue this downward trend by the end of 2025 and overall are not particularly high for a fairly densely populated area, albeit only including a small portion of Rochdale town centre itself.
- Over the 3 year period, violent crime both with and without injury (144 recorded crimes), and stalking and harassment (110), have been the main issues, not unlike the majority of areas within the Greater Manchester Police area (based on a number of Crime Impact Statements previously produced). Violent crimes with injury have increased, and show a worrying upward trend, whereas violence without injury is falling.
- The types of opportunistic and acquisitive recorded crime which could affect new residential development, i.e. residential burglary (95 recorded crimes), vehicle offences (75), and some of the criminal damage and arson offences (56), all look to be reducing.

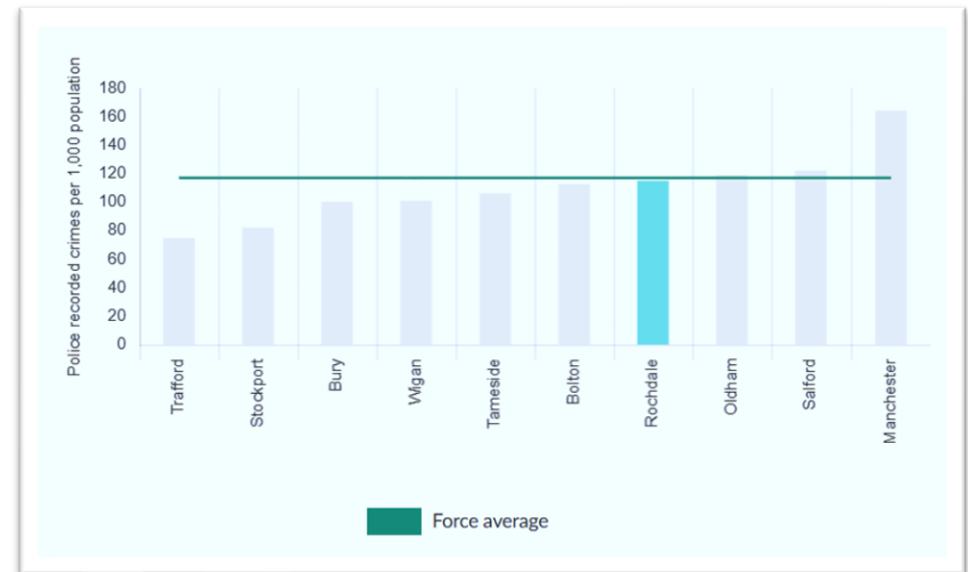
- 4.6.** A daytime, weekday visit to this area and across the proposed development site revealed the general area to be a quiet and non-threatening environment, and even though the Bamford Mews development is gated, these were left open and insecure prior to and throughout the site visit. It is not known if this is the default position, whether they are in need of repair, or whether this is the norm during daylight hours, but it is defeating one of their objectives i.e. to prevent crime.
- 4.7.** ASB incidents are also likely to be an issue in the Bamford community policing area, as is the case in other parts of the GMP area, and in fact, other parts of the country, but the extent is not known. ASB is recorded and made up of 3 elements:
- Personal
 - Nuisance
 - Environmental

Personal ASB are incidents that are deliberately targeted at a particular individual or specific group or are aimed at having an impact on a particular individual or specific group rather than the community at large. It includes incidents that cause concern, stress, disquiet, or irritation through to incidents which have a serious adverse impact on someone's quality of life. At one extreme of the spectrum, it includes minor annoyance; at the other end it could result in risk of harm, deterioration of health and disruption of mental or emotional well-being, resulting in an inability to carry out normal day to day activities through fear and intimidation. It would not, however, include random acts of ASB which are not clearly aimed at a specific individual: e.g., the random throwing of flour or eggs at Halloween or the throwing of snowballs providing that no harm was intended or caused.

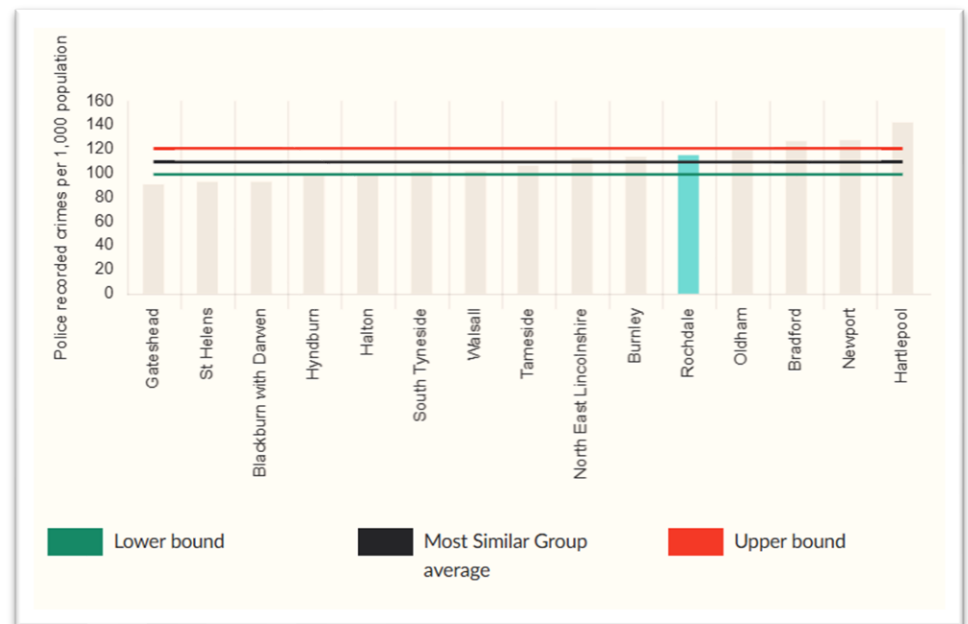
Nuisance ASB captures those incidents where an individual or group causes trouble, annoyance, inconvenience, offence or suffering to people in the local community in general rather than being deliberately targeted at specific individuals or groups. It includes incidents where behaviour goes beyond the conventional bounds of acceptability and impacts on the quality of life of individuals and communities. Just as individuals will have differing expectations and levels of tolerance, so will communities have different ideas about what goes beyond tolerable or acceptable behaviour within their communities.

Environmental ASB deals with the interface between people and places. It includes incidents and inconsiderate actions which have an impact on the surroundings including the natural, built, and social environments. This category is about encouraging reasonable behaviour whilst managing and protecting the various environments so that people can enjoy their own private spaces as well as shared or public spaces.

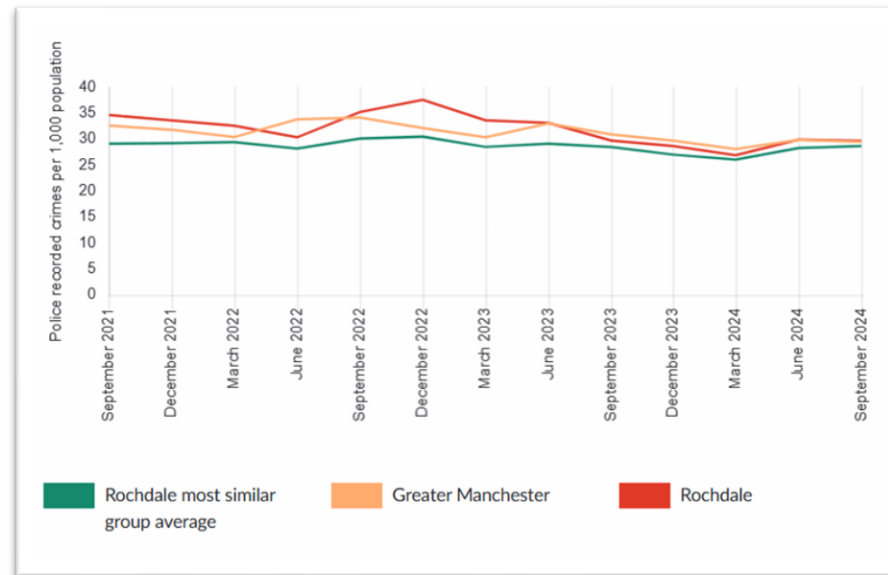
4.8. The chart opposite shows a comparison of the crime rate in Rochdale to the average crime rate across the GMP force area. It shows the total number of crimes over a twelve month period per thousand residents, for all types of crime in the year ending September 2024 (Source: Office for National Statistics (ONS)). The green line represents the GMP Force average, and it can be seen that Rochdale's crime rate was lower than the Force average, although sitting at the higher end of the ten local authority areas, at just over 115 crimes per 1000 of the population.



4.9. The chart opposite compares the crime rate in the Rochdale Borough policing area to the average crime rate across similar policing areas in England and Wales in the year ending September 2024. It shows the total number of crimes over a twelve month period per thousand residents, for all types of crime. Where an area lies in relation to the red and green lines is more important than its rank among similar areas. Rochdale's rate was about the same as the most similar group average. The different areas shown in this chart are those that have been assessed to be most similar to Rochdale, however, the circumstances within these areas do still vary and these variations can have an impact on the crime rates observed (Source: ONS).



- 4.10.** The chart below shows crime changes over time in Rochdale, the GMP Force area, and similar areas across the country. In the quarter ending September 2024, all crime rates were similar, and rates were actually down in Rochdale and the GMP Force area compared with the corresponding quarter in 2023. The chart shows the quarterly crimes per thousand residents over a three year period. It should be noted that some crime types have distinct seasonal patterns, and this should be borne in mind when viewing the chart.



- 4.11.** The majority of the crime statistics within this document are from Greater Manchester Police, however, not all the crimes that occurred can be listed because they cannot be mapped to a specific location. The statistics adequately serve the purpose of providing an oversight and overall crime risk assessment of the area surrounding the site; however, they lack some of the detail of the Force's own statistics due to the Data Protection Act 2018 and the General Data Protection Regulation. Though the statistics do not document the modus operandi (M.O. - how criminals commit offences), these do in fact tend to change regularly even if the types of crime do not, so what is current in the area at the time of compiling this CIS, for example, burglaries committed by force to a rear door, or criminal damage committed by smashing windows, would not necessarily be the M.O. in the area when the development is completed. Crime patterns change regularly, so any crime prevention advice provided should always be on a 'worst case scenario' basis in order to cover all eventualities.

- 4.12.** To summarise, analysis of recorded crime and disorder in the community policing area which covers the proposed development site has revealed levels which are not particularly unusual for such a densely populated area bordering a busy town centre, and which are showing a downward trend. The wider Rochdale borough's crime rate is slightly lower than the GMP Force average, matches those of similar areas across the country, but sits at the higher end of the ten Greater Manchester local authority areas. Anyone with an interest in the proposed development and local area should not become complacent though because realistically, no crime is acceptable. There is no evidence to suggest that the introduction of this proposed residential retirement development will cause an increase in crime, but it is a possibility, hence the need to plan for this and introduce effective crime prevention measures into the scheme. Due to budgetary constraints, it is more important than ever that the police and local authority are assisted in their attempts to reduce crime and anti-social behaviour. The crime prevention measures recommended for this development, as the design progresses, will assist in this aim.

5. Proposed Site Use

- 5.1.** The proposal is for a new retirement living development consisting of 49 no. apartments in a three storey building, and 18 no. single storey residential bungalows, car parking, associated landscaping including areas of public open space (POS), and an electricity sub-station.
- 5.2.** Vehicles and pedestrians will access the site from Bamford Mews with a further proposed pedestrian link on the southern perimeter.

6. Risk Assessment

- 6.1.** The typical security and safety issues for a development of this nature are:
- Anti-social behaviour and public order incidents inc. neighbour disputes.
 - Burglary including bogus callers and distraction burglaries.
 - Theft including of/from motor vehicles and of bicycles.
 - Criminal damage to dwellings and vehicles.
 - Violent crime.
 - Theft, criminal damage and ASB during the construction phases.
- 6.2.** Unfortunately, there are many crimes which occur during the construction phase of a development; the most significant include theft of plant equipment, materials, tools, and diesel fuel. SBD recommend that security should be in place prior and during the construction phase (Further info at [securedbydesign.com](https://www.securedbydesign.com) – Construction Site Security Guide 2021). Site security should include:

- Robust perimeter fencing of the site and a monitored alarm system (by a company or individual who can provide a response) for site cabins and those structures facilitating the storage of materials and fuel.
- The name of the contractor and signage with an emergency contact telephone no. should be displayed at several places on the perimeter fencing which will allow the public to report suspicious circumstances.
- Mobile or part time CCTV systems can be used as an effective aid to the security of a site and can act as a deterrent to criminal activity.
- Control of pedestrian and vehicular access.
- Maintaining a clean and tidy site so as to prevent any accessible debris being used by vandals.
- Contractors who provide site security during the construction phase should be Security Industry Authority (SIA) Approved Contractors Scheme (ACS) compliant.

7. Security Strategy

- 7.1.** Crime Prevention advice has been provided to the designers of the scheme, in addition to the clients, by utilising SBD and CPTED principles in conjunction with long term practical policing knowledge and crime pattern analysis. SBD Residential (Homes) guide 2025 and SBD Specialist and Supported Housing Schemes guides have also been used as a point of reference (see www.securedbydesign.com). McCarthy Stone also implement their own 'Safe and Secure' standards to all its developments, the concept being to provide an enhanced security perimeter, with greater emphasis on both the security to the perimeter of the communal gardens and the external shell of the building itself. Safety and security of the residents, and property has been considered and addressed throughout the design process. The recommended security measures are based on Proposed Site Plan, Drawing No. NO-3010-03-AC-0002 Rev B dated 21/7/25 by Ridge.
- 7.2.** The overall aim is to achieve a suitable and sensible level of security for the entire site including building shells, and to introduce appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development in order to deter criminal and anti-social behaviour. The crime prevention measures therefore recommended for this scheme comply with the ARC principle in that they are appropriate, realistic, and cost effective.
- 7.3.** Approved Document Q (ADQ), which SBD has welcomed as it introduces a security element into the Building Regulations, applies to all new dwellings and creates security requirements in relation to doors at the entrance to a building; ground floor, basement, and other easily accessible windows; and any easily accessible roof-lights. The requirement is that the product must be shown to have been manufactured to a design that has been tested to an acceptable security standard. In this instance, doors should ideally meet SBD standard PAS 24/LPS 1175 or ADQ as a minimum and be fitted with multipoint locking systems including anti-bump, anti-pick cylinders or equivalent. Windows should be internally beaded and fitted with lockable handles and restrictors. Safety glass, laminated or toughened, should be fitted in any glazed window panels below 800mm and glazed door panels within 1.5m of finished floor level. All these measures would be adequate for the crime risk.

7.4. Perimeter security

- 7.4.1.** SBD Residential (Homes) guide 2025 and SBD Specialist and Supported Housing Schemes guide both recommend 1.8m high fencing.
- 7.4.2.** It is anticipated that the majority of the existing trees and shrubbery along the northern perimeter will be retained where possible, however, the existing timber post and rail fencing is insufficient to enclose the rear gardens of the bungalows backing onto this perimeter, so 1.8m high close boarded timber screen fencing is recommended. This also applies to the rear gardens of the two bungalows where the northern perimeter turns 90 degrees south in the north eastern corner of the site, and the fencing should run along the southern side of the rear garden of the first bungalow also. The remainder of this perimeter will remain in its current state.
- 7.4.3.** The western perimeter should also feature 1.8m high close boarded timber screen fencing to enclose the rear gardens of the 4 no. bungalows and the rear private amenity space of the main building. Although any possible views to the sports pitches and area beyond will be lost, inclusion of a robust and secure boundary will provide the necessary privacy and security for such a development.
- 7.4.4.** The southern perimeter should also feature 1.8m high close boarded timber screen fencing to enclose the rear private amenity space of the main building, although this could return to the south east corner of the building to prevent casual intrusion. Again, any possible views to the sports pitches and area beyond will be lost, but the inclusion of a robust and secure boundary will provide the necessary privacy and security for such a development. Depending on the type and height of the proposed pedestrian gate in this corner of the site, the minimum standard recommended is that it is fitted with a self-closing device, and ideally a self-locking device so that residents only can use the gate.
- 7.4.5.** Hedgerow is proposed for the eastern perimeter of the car parking area to create a division between the proposed development site and the existing Bamford Mews development. A well maintained hedgerow, no lower than 1m in height would be acceptable because it would allow views into and out of the site, providing overlooking and natural surveillance both ways, which would also benefit the existing residents of Bamford Mews. The hedgerow will run north to the rear of the proposed electricity sub-station before turning 90 degrees west to provide separation between the apartment site and the bungalow aspect, with the exception of a vehicular/pedestrian route to the car park and apartments. The rear gardens of the bungalows either side of this entrance should also be enclosed by 1.8m high close boarded timber screen fencing, as should the two bungalows on the southern side of the site access road.
- 7.4.6.** The above measures would be adequate for the crime risk.

7.5. Layout, Landscaping and External issues

- 7.5.1.** The 'L' shape building will provide overlooking of the car park and its entrance, electricity sub-station, refuse store and mobility scooter store. The proposed bungalows will be laid out overlooking the access road and parking spaces which will aid security and increase surveillance opportunities by way of providing active frontages to the properties. It is assumed that the House Manager's office and reception area will also overlook the car park.

- 7.5.2.** Pedestrian and vehicular routes around the development will be well defined by way of pavements and shared surface treatments and be as straight as possible to prevent hiding places. Signage should be located close to the access from Bamford Mews to advise visitors that the site and its grounds are private property and that residents and their invited visitors only are welcome.
- 7.5.3.** Rear and sub-divisional fencing to bungalow gardens should be 1.8m high close boarded timber, as per SBD guidelines.
- 7.5.4.** Residential private amenity space for the main building will be located on the western side of the building and access within the grounds should be strictly controlled so as to prevent casual intrusion to the facades of the building which will feature individual patios/gardens at ground floor level. This space should be closed off/gated on the northern elevation, preferably so the mobility scooter store is within the secure fence line, and as previously mentioned between the south east corner of the building and the southern site perimeter. The northern and eastern facades of the building will feature low hedgerow which could be further supplemented by low metal railings a minimum of 900mm in height.
- 7.5.5.** The front gardens of the bungalows should be landscaped by way of low ornamental hedgerow/shrubs at the back of pavement in order to define defensible space and allow for dwelling frontages to be open to view as per SBD guidelines.
- 7.5.6.** Where rear or side gardens of the bungalows abut the highway or open space within the development, they should be enclosed behind 1.8m high brick walling, and any long expanses of walling should be further protected by 'defensive' shrub planting to prevent anti-social behaviour and soften the appearance. Defensive planting such as thorny shrubs can help prevent crime, anti-social behaviour, graffiti and loitering, and create or enhance perimeter security.
- 7.5.7.** Any trees within the bungalow front gardens or in front of the main building should be pruned up to a minimum height of 2m thereby maintaining a clear field of vision around the site, and trees should not mask lighting columns nor become climbing aids into rear gardens. As is the normal case with McCarthy Stone, the selection of plant species will not impede natural surveillance and will be regularly maintained and managed to ensure natural surveillance is maintained and hiding places are not created.
- 7.5.8.** Any external telecommunications and utility access covers should be secured.
- 7.5.9.** A mobility scooter store will be located between the northern elevation of the main building and the rear garden of one of the bungalows, with a landscape buffer between. If not within a secure fence line, then the store should be kept locked at all times with resident access by way of a proximity reader or similar.
- 7.5.10.** A covered bicycle store should also be located externally and should include 'Sheffield' style steel hoops or similar, allowing for the securing of both wheels.

- 7.5.11.** In addition to street lighting for the bungalow aspect, which should meet BS 5489-1:2020, and should also illuminate all front doors of dwellings, to allow for house number and caller identification in addition to enhancing natural surveillance, care should be taken when locating street lighting columns so that they do not become climbing aids, and they should be installed to provide the best spread of light without creating shadows. Lighting should not conflict with landscaping and be resistant to vandalism. In respect of the apartment building, the external lighting scheme should cover the main entrance, car parking area, footpaths and all fire exits/routes by way of low level LED bollard lighting. Bulkhead lighting to each individual external patio should also illuminate the site.
- 7.5.12.** Car parking for the bungalow aspect will be in curtilage, in spaces at the front or side of plots, overlooked from regularly inhabited 'active' rooms within dwellings. Parking for the apartment building will include accessible spaces.
- 7.5.13.** Refuse will be stored externally within a dedicated store in the car park. The store should be robust and fitted with outward opening doors which should be kept locked at all times except for collection days.
- 7.5.14.** An electricity sub-station will also be located in the car park of the main building. Historically, sub-stations are 'crime generators' and when left unprotected they can create anti-social behaviour conditions that affect the lives of residents in the long term. To counter this, and even though the sub-station will be well overlooked, it should either be a brick built pitched roof structure with a locking steel access doorset or one of the newer GRP structures.
- 7.5.15.** Permeability is always a sensitive issue because it should not compromise the security of the overall development or allow criminals legitimate access. As previously stated, free and unrestricted access around apartment building should be avoided, both for the safety and security of residents and to maintain its integrity. The proposed entrance on the southern perimeter should be lockable and allow both for views into as well as out of the site to reduce the fear of crime for legitimate users, who are expected to be residents only. This route will also be well overlooked from regularly inhabited rooms across all floors of the apartments.

7.6. Internal issues (apartments)

- 7.6.1.** There will be a single entrance into the building for visitors, located adjacent to the House Manager's office for added security, incorporating an RFID reader, coded tradesman facility, a minimum of one other level of coded access for Home Help, General Practitioner (GP) and deliveries etc, and will include the facility to call the House Manager or Central Control.
- 7.6.2.** The entrance will be fully compliant with Disability Discrimination Act (DDA) requirements and approved document Part M. The entrance will feature a PAS 24 standard aluminium framed and glazed double doors (including the lobby doors), monitored by CCTV (linked to the House Manager's office) as will the internal lobby doors, allowing a visitor's face to be clearly visible. Both the external doors and the internal draft lobby doors will be automatically operated and opened following completion of security checks and linked to a Warden Call system for offsite control if necessary. There will also be an audio-visual link to each apartment.

- 7.6.3.** Apartment entrance doors will have an enhanced security standard and comply with 30 min fire rating, be fitted with a door viewer to facilitate a final security check prior to opening by the resident, a lock certified to BS 3621 or BS EN 1303 grade 3, a fire rated letter plate and collar, and an overhead self-closing device.
- 7.6.4.** Patio doors will meet BS 7950 testing standard and be fitted with a multi-point deadlocking system, comprising hook bolts and integral shoot bolts, and anti-lift hinges. No external means of securing or opening is provided in order to prevent residents using them as a means of access/egress on ground floors, and a door open alert (DOA) will ensure that if the door is not closed within a pre-determined time period, an alarm will be raised to the House Manager, Alarm Receiving Centre (ARC) via the Warden Call System.
- 7.6.5.** All easily accessible external windows and doors to the building will be designed to comply with PAS 24 standard, fitted with infra-red security sensors that monitor external tampering, and linked to the building's alarm system. All glazing in critical zones will be laminated safety glass compliant to Part N of the building regulations. The external pane of all other glass will be laminated safety glass.
- 7.6.6.** Any lightweight framed walls installed either side of a secure doorset, or walls providing a partition between two dwellings or a dwelling and a communal shared space, will be robust so as to prevent 'break throughs.'
- 7.6.7.** Loft hatches in communal areas will be secured.
- 7.6.8.** It is anticipated that utility meters will be located within individual apartments.
- 7.6.9.** Mail delivery should be directly to the house manager/reception.
- 7.6.10.** The internal lighting scheme for communal areas should be 24-hour lighting (switched using a photoelectric cell), dimmed during certain hours.

8. Conclusion

- 8.1.** This development will be consistent with current principles of the National Planning Policy Framework and will have adopted the principles of Secured by Design and Crime Prevention through Environmental Design if the proposed and recommended crime prevention measures are included.
- 8.2.** Recorded crime levels over a 3 year period in the community policing area which covers the proposed development site has revealed levels which are not particularly unusual, and which are showing a downward trend. It is difficult to predict whether crime levels in the area will continue at previous levels, or whether they will worsen, reduce, or transfer to the site when development is completed. Without wishing to increase the fear of crime, guarantees cannot be given that the development itself will not suffer incidents of crime and anti-social behaviour, however, all reasonable efforts to mitigate and discourage this have been taken in the design, layout, and proposed landscaping, thus minimising the vulnerability of the development to crime and anti-social behaviour.
- 8.3.** The crime prevention measures proposed and further recommended for this sustainable development are appropriate and adequate for the perceived crime risk and should satisfy the requirements of Rochdale Borough Council's local planning policies and strategy because they take into account the need to reduce crime and anti-social behaviour, and the fear of it, and the high quality design of the development will clearly create a sense of place that enables people to identify with their surroundings or locality, and be and feel safe, without creating a fortress type development.
- 8.4.** The development will also include clearly defined and well-lit private and semi-private spaces, and well defined routes which will benefit from natural surveillance.



Produced by: Mr. A.P. Martin **Ad Cert ED+CP LCGI**
Crime Prevention Design Consultant



© COPYRIGHT of Mr. A.P. MARTIN - 2025

This document is the sole property of Mr. A.P. Martin (T/A Paul Martin) and must not be copied, reproduced, or transmitted in any form or by any means, either in whole or in part, without prior written consent. The information contained in this document has been obtained from sources generally regarded to be reliable, however, no representation is made, or warranty given, in respect of the accuracy of this information. I would like to be informed of any inaccuracies so that I may correct them.

Paul Martin does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this document.