



## CRIME IMPACT STATEMENT

Land West of Smithy Bridge Road

199 No. Dwellings

FOR: Taylor Wimpy

VERSION D: 23<sup>rd</sup> September 2022

REFERENCE: 2018/0093/CIS/01

Greater Manchester Police

design**for**security

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# Land West of Smithy Bridge Road

2018/0093/CIS/01

## EXECUTIVE SUMMARY

### Recommendations Made

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED - <http://designforsecurity.org/about/crime-prevention-through-environmental-design/>), in order to reduce the opportunities for crime and the fear of crime.

The proposed residential development is acceptable in general; however the following concerns should be addressed:

- The proposed LEAP area should be carefully designed so that it does not provide opportunities for anti-social behaviour.

More details can be found in section 3.3 where there are a number of recommendations made which would enhance the security of the development and it is highly recommended that these are considered. It is also recommended that the development is built to Secured by Design standards.



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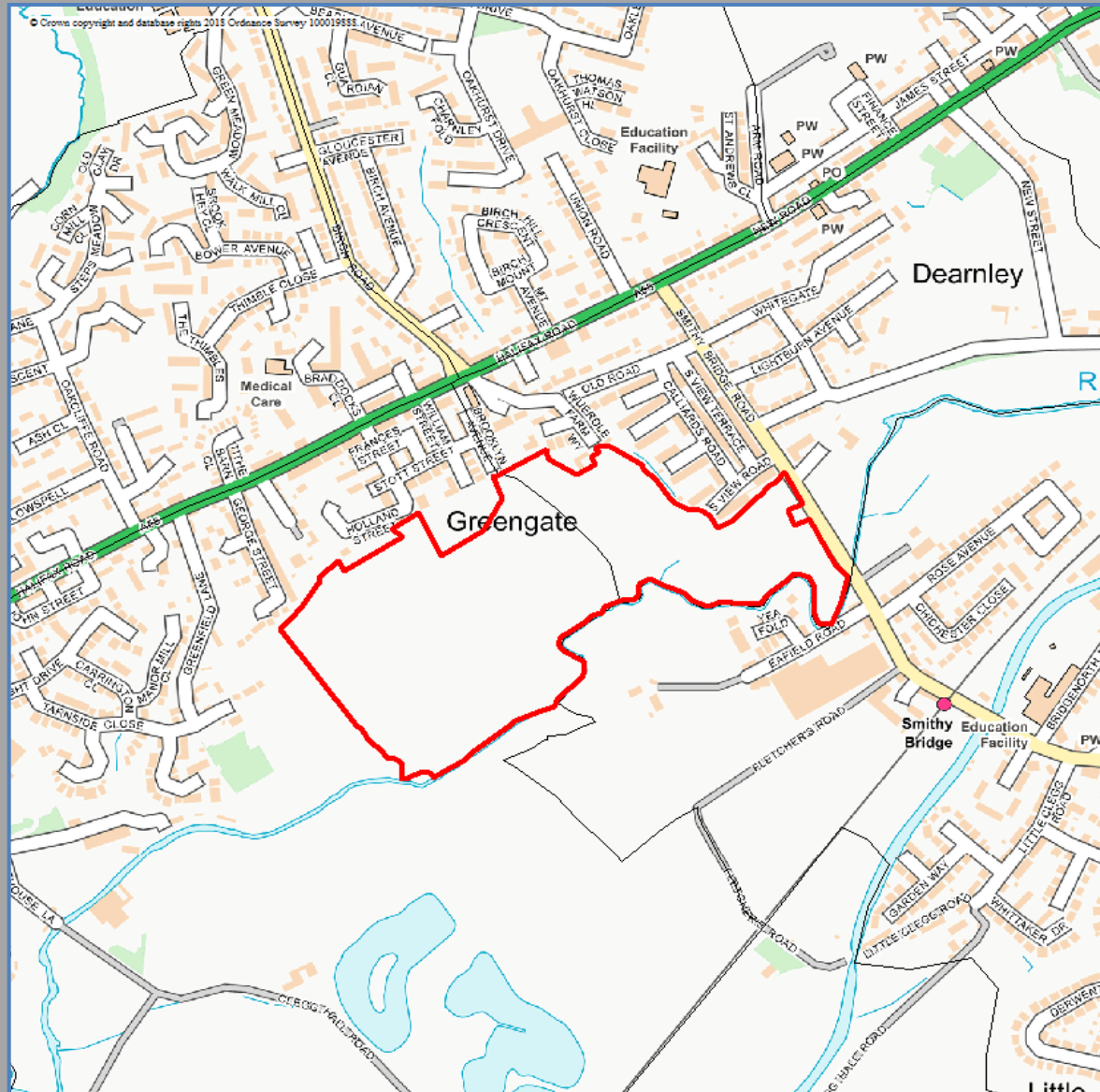
# 1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the Littleborough area of Rochdale.

The site lies adjacent Smithy Bridge Road (to the East of the site) between South View Road and Eafield Road. The site is defined by the rear boundaries of adjacent properties to the North, to the South by the River Roch, and to the West by open land.

The site is currently undeveloped and is open green space. A low stonework wall defines the boundary with the public footway on Smithy Bridge Road, with a vehicular access point positioned close to the bus stop.

There were a number of vehicles parked on Smithy Bridge Road on the day of visiting the site, presumably belonging to those using the nearby train station.



## 2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1<sup>st</sup> September 2021 and 31<sup>st</sup> August 2022.

### 2.1 Crime Summary

| Recorded Crime within 500m of Site |                       |                 |                       |       |         |                  |                          |                        |               |
|------------------------------------|-----------------------|-----------------|-----------------------|-------|---------|------------------|--------------------------|------------------------|---------------|
| Domestic Burglary                  | Non-Domestic Burglary | Criminal Damage | Less Serious Wounding | Theft | Robbery | Serious Wounding | Theft from Motor Vehicle | Theft of Motor Vehicle | Bicycle Theft |
| 11                                 | <5                    | 22              | 63                    | 10    | <5      | <5               | 10                       | 7                      | <5            |

- 2.1.1 The level of crime recorded in the local area has been above average for Rochdale, high for Greater Manchester and very high for England & Wales. This is particularly true of domestic burglaries, which occur at a very high rate, including the in the estates bordering the proposed site to the north.

### 2.2 Common Local M.O.s (Modus Operandi)

- 2.2.1 Opening of secured doors and windows to gain entry to the premises.

*Possible Solution - Front and rear doors should be certified to burglary resistant standards (i.e. BS PAS 24). Front doors should be positioned where they can be viewed from the public highway/footway and rear doors should be positioned within a secure rear garden. External doors should be illuminated with dusk-til-dawn lighting.*

*All ground floor and easily accessible windows should be certified to burglary resistant standards (i.e. BS PAS 24). These windows should also be fitted with opening restrictors so that they cannot be opened fully from outside if left insecure.*

- 2.2.2 Breaking of glass doors and windows, in particular at the rear of the premises, in order to gain entry.

*Possible Solution – All ground floor and easily accessible glazing should be laminated so that it cannot be easily smashed by offenders to gain access.*

- 2.2.3 Exploitation of insecure doors, in particular rear doors, to gain entry to the property.

*Possible Solution - Front doors should have split spindles or a fixed external handle so then cannot be opened from outside without a key. Rear doors should be positioned in secure rear gardens where offenders can't easily gain access.*

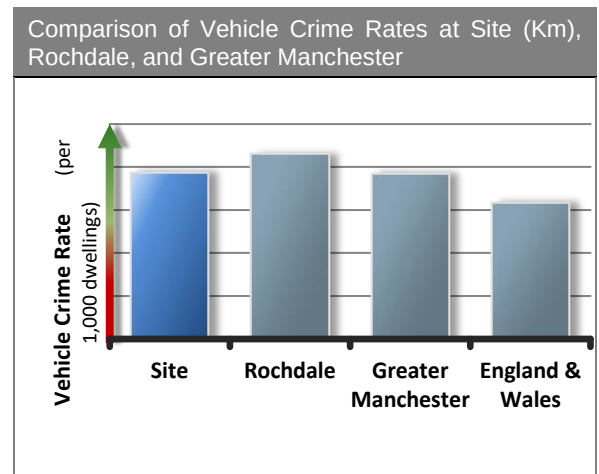
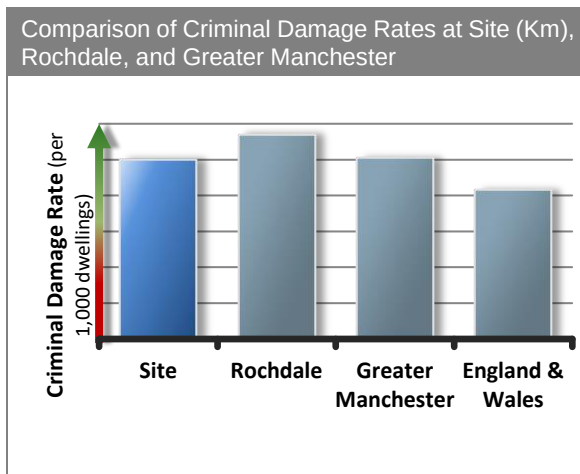
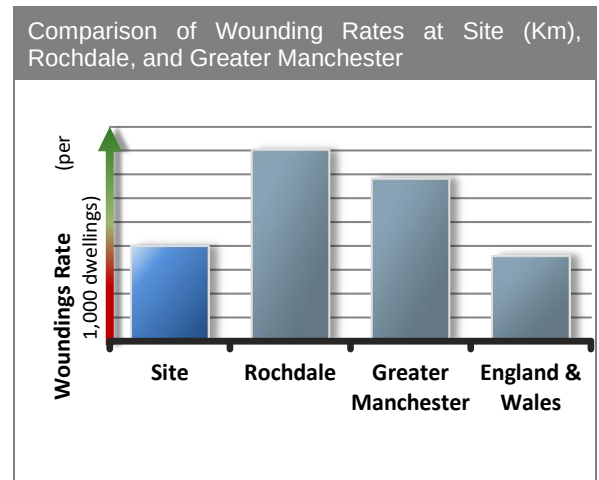
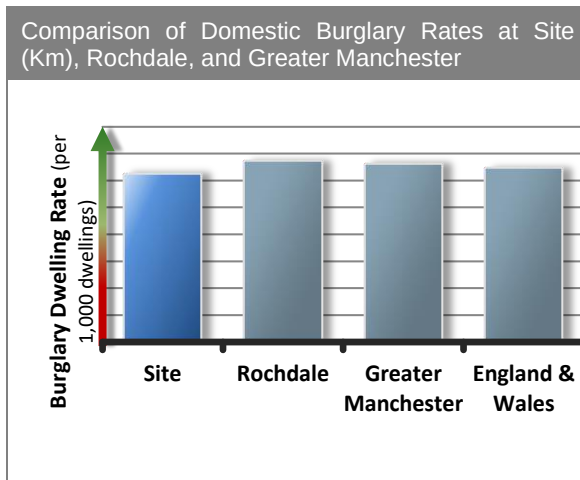
### 2.3 Risk Factors

The typical security risks for a development of this nature are:

- Domestic burglary
- Theft from gardens, sheds or garages
- Criminal damage to dwellings and vehicles
- Theft of, or from, vehicles
- Bogus callers and distraction burglary
- Anti-social behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period
- Unauthorised access to private spaces
- Poor maintenance of access control systems

## 2.4 Crime Rate Comparison

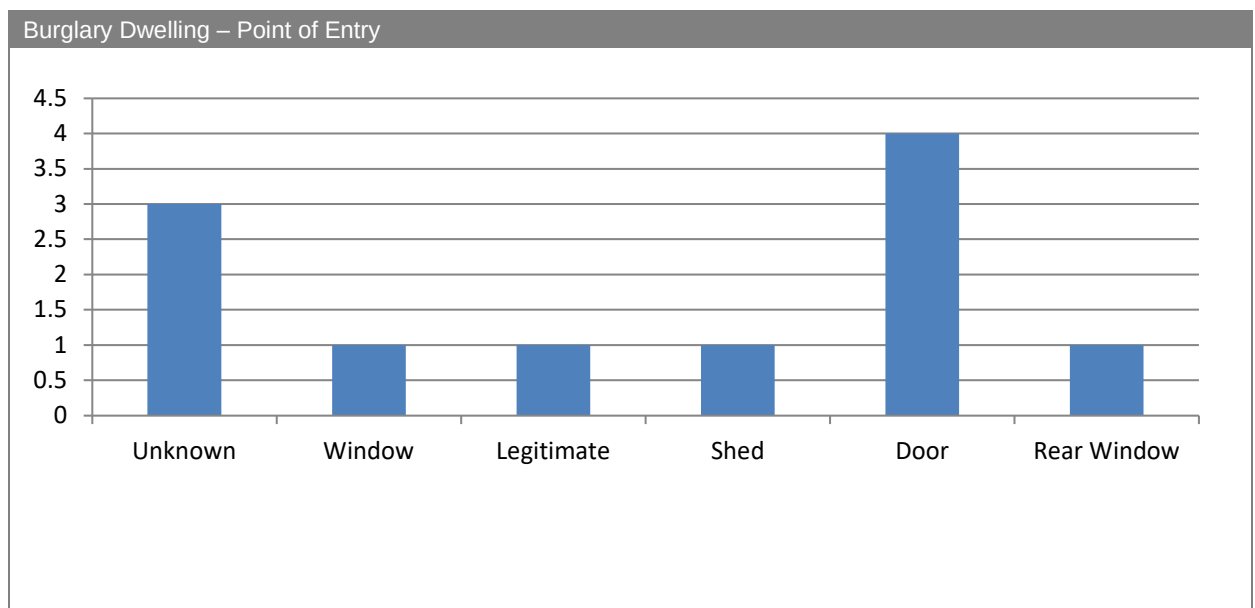
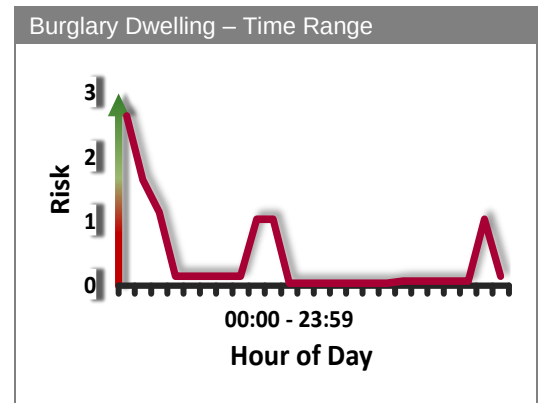
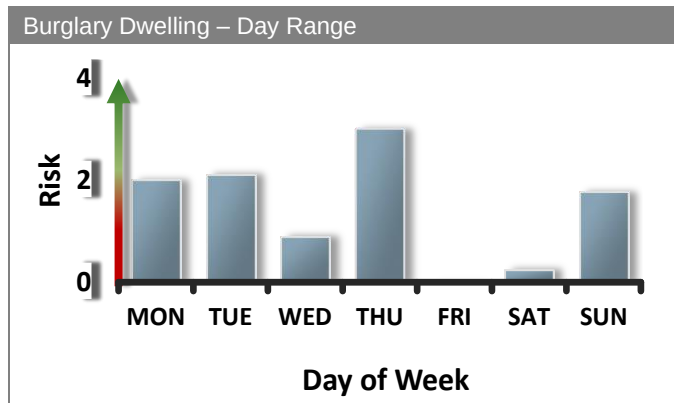
The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **7% lower** than Rochdale as a whole, **6% lower** than Greater Manchester and **3% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **50% lower** than Rochdale as a whole, **42% lower** than Greater Manchester and **11% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **12% lower** than Rochdale as a whole, **1% lower** than Greater Manchester and **20% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **10% lower** than Rochdale as a whole, **0% lower** or **higher** than Greater Manchester and **22% higher** than England & Wales.

## 2.5 Domestic Burglary: Risk Analysis

The data below relates to domestic burglaries committed within 500m of the site.



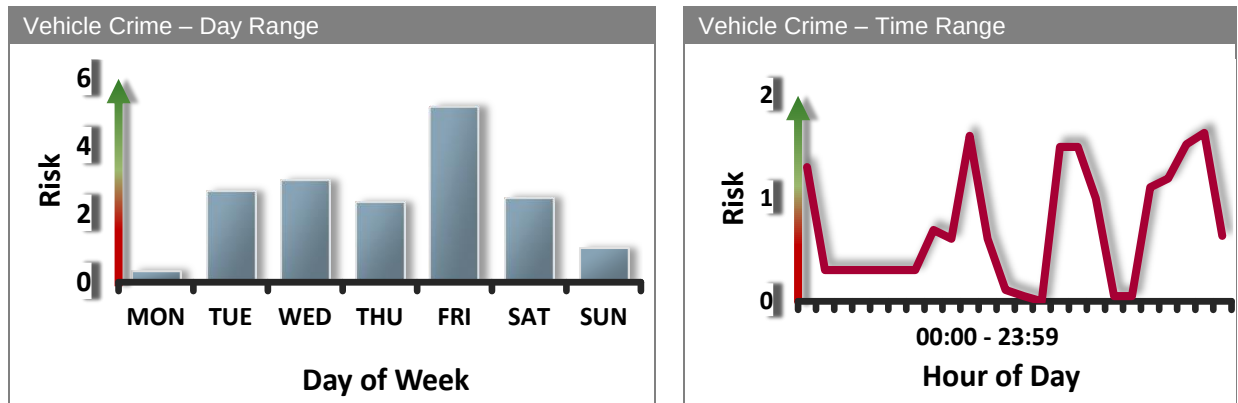
2.5.1 **Day/Time Range:** The risk of burglary is highest in the early hours of the morning in particular on Thursdays.

2.5.2 **Point of Entry:** In the local area the following entry points and MO's have been utilised most frequently:

- Opening of secured doors and windows to gain entry to the premises.
- Breaking of glass doors and windows, in particular at the rear of the premises, in order to gain entry.
- Exploitation of insecure doors, in particular rear doors, to gain entry to the property.

## 2.6 Vehicle Crime: Risk Analysis

The data below relates to vehicle crime committed within 500m of the site.



- 2.6.1 **Day/Time Range:** During the week the risk of vehicle crime is highest on a Friday. The risk of vehicle crime is highest in the morning and during the afternoon, and into the evening. Offenders often target vehicles at night when it is dark, and offenders perceive the risk of being caught or identified as low.

## 3 Layout Appraisal

### 3.1 Proposed development

- 3.1.1 The proposed development is of 199 no. houses, in the form of detached and semidetached properties. Vehicular access into the housing development will be taken from Smithy Bridge Road.

### 3.2 Positive Aspects of the Proposal

*The following proposed features would make a positive contribution to the prevention of crime and fear of crime.*

- 3.2.1 The rerouted public right of way does not pass closely by the rear or side boundaries of any of the proposed dwellings and should not increase the risk of offenders targeting these properties.
- 3.2.2 The proposed landscaped areas and public footpaths/rights of way will be overlooked by dwellings within the development which will deter offenders and those antisocially minded from targeting these spaces.
- 3.2.3 The plans show that all dwellings in the development will have driveways, and some will have garages. Cars parked on driveways and in garages are less likely to be targeted by offenders than those parked on residential streets or within communal parking areas.
- 3.2.4 Front doors are generally positioned in prominent locations where they can be overlooked from the street allowing residents to view any potential threats on approaching their property.
- 3.2.5 Bins will be positioned in secure rear gardens where they cannot be subject to misuse.
- 3.2.6 The majority of rear garden boundaries of dwellings will abut adjacent rear garden boundaries, allowing the rears of properties to be more easily secured.

### 3.3 Changes Needed and Recommendations

*The following points have been identified for further consideration and would need to be addressed for Design for Security to support the proposed scheme.*

- 3.3.1 The proposed green spaces should be carefully designed so that it does not generate antisocial behaviour and inappropriate use to the detriment of residents and genuine users. Landscaping should be planned so that sightlines are not impeded, planting/shrubbery should be kept to a maximum height of 1000mm and tree crowns should fall no lower than 2400mm.

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- 3.3.2 Shrubbbery/planting and trees adjacent to the public right of way footpaths should be carefully considered so that sightlines are not impeded. Footpaths should be sufficiently wide enough to comfortably accommodate pedestrians walking in opposite directions and passing each other.
  - 3.3.3 Access into rear gardens from the front garden should be restricted to residents. Gates into rear gardens, from front gardens, should be positioned as close to the front elevation as possible to restrict access to the sides of properties to residents. Gates should be a minimum of 1.8m high and lockable from both sides. Where a passageway is created between two houses it should be secured with access restricted to residents.
  - 3.3.4 Gable ends of properties adjacent the access road/public footway should be protected with a low boundary or shrubbbery to prevent antisocial behaviour such as ball games.
  - 3.3.5 Front gardens should be well defined with a low boundary treatment or low-level planting (i.e. to an approximate height of 1000mm). Access into rear gardens, from the front garden, should be restricted with a full-height (i.e. 1800mm) lockable gate. With detached properties access to the rear garden from the front of the property should be restricted at both sides.
  - 3.3.6 The entrance to the development should be defined with a change of surface colour/texture or another symbolic barrier (i.e. rumble strip).
  - 3.3.7 Where driveways are located at the side of dwellings it is highly recommended that dusk-till-dawn lighting is provided on the gable end of the property to deter offenders from targeting vehicles.
  - 3.3.8 The proposed access road should be illuminated to adoptable standards, to reduce the potential for crime and fear of crime.

## 4 Physical Security

*The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.*

### 4.1 Doors

- ☐ Front and rear doors to dwellings must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, or LPS 2081 SRA
- ☐ Any external French/double doors or sliding doors must be compliant with and certified to BS PAS 24.
- ☐ Front doors to properties should have fixed external handles or split spindles, meaning access is only possible with a key.
- ☐ Front doors should have either fixed sidelights or door viewers.
- ☐ Chain limiters are recommended but not generally essential.
- ☐ Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.
- ☐ Doors in to houses, from garages, should be certified to BS PAS 24, alternatively the garage door should be certified to LPS 1175 SR1, STS202 BR1.

### 4.2 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

### 4.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

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## 4.4 Alarms

- ☐ If an alarm is installed, it should comply with either:
  - BS EN 50131 and PD 6662 for wired systems
  - BS 6799 for wireless systems
- ☐ If an alarm is installed, it should be linked to contacts on all external doors, (including internal doors in to garages and, PIR detectors should cover all ground floor rooms with windows.
- ☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

## 4.5 Boundaries

- ☐ Rear boundaries should generally be 1800mm high and of close boarded timber construction. It is recommended that the top 300mm consist of trellis structure.
- ☐ Rear boundaries that are adjacent to public space should have a masonry (or other hardwearing) base, with timber fence above to a total height of 2100mm. It is recommended that the top 300mm consist of trellis structure.
- ☐ Rear boundaries adjacent publicly accessible open space should have a strip of defensible planting should protect rear boundaries.
- ☐ The side garden of plot 122 should be enclosed with a low boundary treatment to prevent it being mistaken as part of the public footpath by pedestrians and desire lines being created.
- ☐ The rear boundaries of plots 122 and 123 could potentially be vulnerable due to the close proximity of a footpath. It is recommended that these boundaries are protected with a strip of defensible planting.
- ☐ Sub-divisional rear boundaries may be as low as 1500mm.
- ☐ The fronts of properties should be demarcated by low boundaries such as planting and/or railings to an approximate height of 1000mm.
- ☐ Any low boundaries that adjoin high boundaries should have transition panels/sections to prevent the low boundary being used as a climbing aid over the higher.
- ☐ Gates in to the rear curtilage of dwellings should be in keeping with the height of adjacent boundary treatments and incorporate either:
  - A pad lockable bolt to the midpoint of the internal face, or
  - A key operable deadlock

## 4.6 Landscaping

- ☐ In vulnerable locations such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.
- ☐ Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).

## 4.7 Lighting

- ☐ External lighting must be provided to the front and rear of dwellings, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.
- ☐ Garage doors should be illuminated with dusk-til-dawn lighting.

- 
- ☐ Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.
  - ☐ Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.
  - ☐ The proposed access road should be illuminated to adoptable standards.

## 4.8 Other

- ☐ Meter cupboards should be located to the fronts of properties only, not in the private areas.
- ☐ Any rainwater pipes should be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.

# 5 Management & Maintenance

- 5.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime – a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:
  - Litter removal
  - Repair to communal areas (lighting, signage, access controls)
  - Trimming and pruning to shrubs and trees
- 5.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

# 6 Construction

- 6.1.1 Untidy sites and their surroundings can be littered with debris accessible to vandals who often use loose materials as missiles to commit crime. The client should take measures appropriate to secure their site during construction, and control pedestrian and vehicular access in to and out of the site curtilage. It is also recommended that the contractor on this scheme is a member of the 'Considerate Constructors Scheme', who has committed to be a considerate and good neighbour, as well as clean, respectful, safe, environmentally conscious, responsible and accountable.
- 6.1.2 Site security contractors should be SIA (Security Industry Authority) approved to ensure professional standards are adhered to (please see <http://www.sia.homeoffice.gov.uk/pages/acs-intro.aspx> for more details).

# 7 Useful References

## 7.1 Secured by Design (SBD)

- 7.1.1 Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products. To apply for Secured by Design certification for your development, visit our online application form at: <http://www.designforsecurity.org/secured-by-design/sbd-accreditation/>

## A Contact register

| Date     | Contact With    | Summary of Contact        |
|----------|-----------------|---------------------------|
| 10/12/18 | Kate Fitzgerald | CIS application confirmed |
| 14/10/21 | Olivia Carr     | CIS updated               |
| 06/06/22 | Henry Charlton  | CIS updated               |
|          |                 |                           |
|          |                 |                           |
|          |                 |                           |
|          |                 |                           |

## B Associated Documents

This report is based on the following drawings and supplementary information submitted by the applicant.

| Drawing No.   | Drawing Title    | Date     | Rev |
|---------------|------------------|----------|-----|
| P21-2628-003L | Technical Layout | 31/08/22 | Q   |
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PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for Design for Security to reassess the comments made within this report.