



CRIME IMPACT STATEMENT

Land off Crompton Avenue

18 Houses

FOR: Lancet Homes

VERSION A: 31st March 2023

REFERENCE: 2023/0062/CIS/01

Greater Manchester Police

designforsecurity

Land off Crompton Avenue

2023/0062/CIS/01

EXECUTIVE SUMMARY

Development Supported

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 development is broadly supported but there are a number of recommendations made in section 3.3 of this report which would enhance the security of the development, and it is highly recommended that these are implemented. It is also recommended that the development is built to Secured by Design standards.



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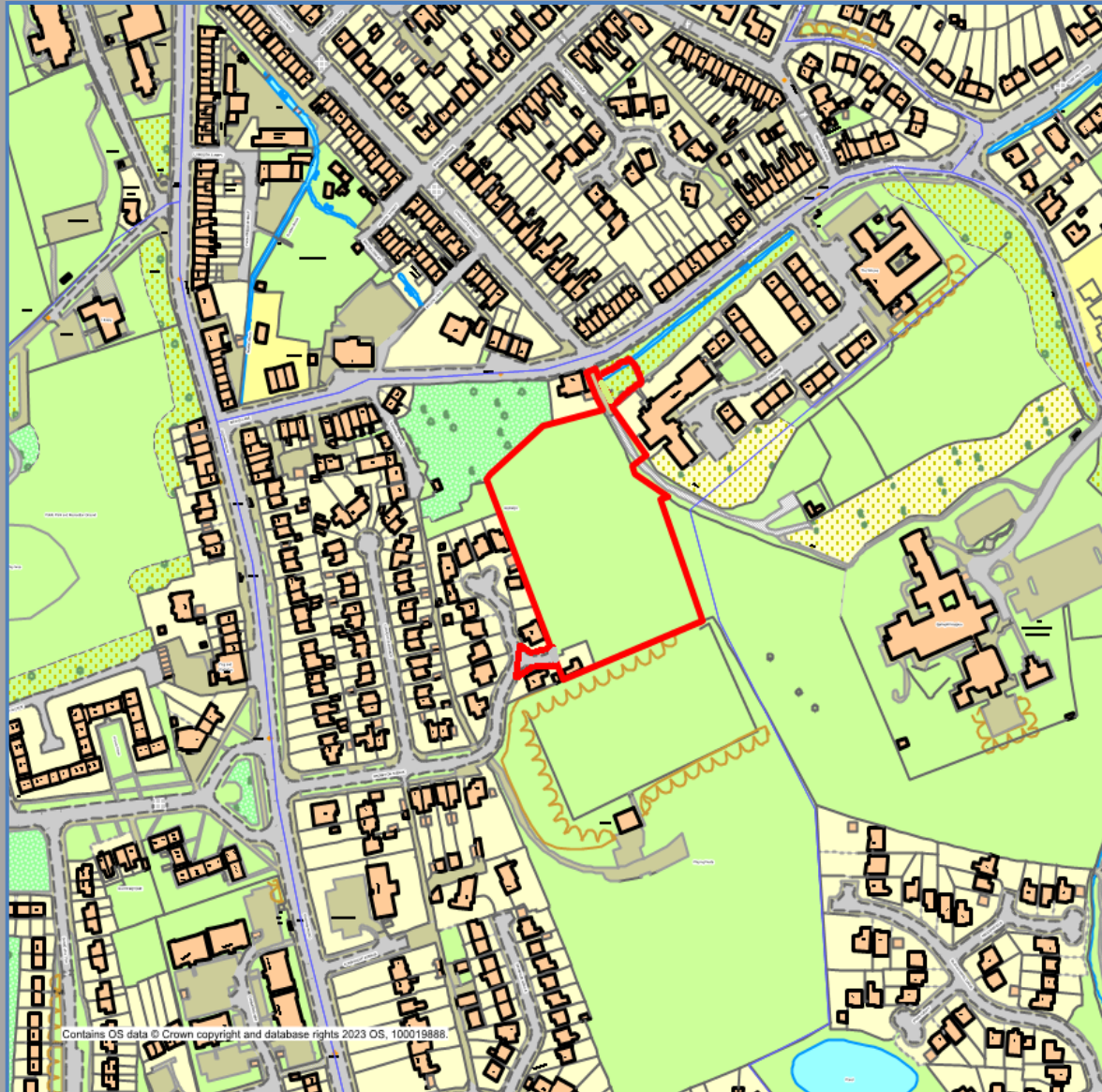
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1 Visual Audit

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

The site is roughly rectangular and the boundaries are defined by a wooded area adjacent Broad Lane to the North, to the East the site is bound by Fieldway Sheltered Housing, to the South the site is bound by football pitches, and to the West the site is bound by the rears of properties on Crompton Avenue.

The site will be accessed from Crompton Avenue where there is existing gated access. The site is currently vacant land which is seeded. The local area is typically residential with the majority of houses in the local area being semi-detached or detached properties.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st February 2022 to 31st January 2023.

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
14	<5	32	99	14	5	<5	5	5	<5

- 2.1.1 The overall rate of crime in the local area is low for Rochdale, with less serious wounding and criminal damage being the highest recorded offences. The majority of offences have occurred to the west of the proposed site, around Oldham Road, which is the main arterial route in the area and Balderstone Road.
- 2.1.2 Less serious woundings have taken place throughout the local area, particularly around Oldham Road and Broad Lane. Assaults, harassment and public order offences have most commonly been reported, with offences often occurring during a domestic dispute or incidents between known associates. Offences have often taken place within a dwelling/ residential street.
- 2.1.3 The majority of criminal damage offences have occurred to the south of the proposed site. Offenders have targeted dwellings and vehicles, with glazing most commonly smashed using implements. Front windows or properties and vehicle windows have been targeted. Damage to internal features of the property (mostly doors) and scratched/ damaged paint and body work has also been reported.

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

- 2.2.1 Forcing open secure windows and doors (mostly located to the front of the property) using bodily pressure and implements in order to gain entry to the property.

Possible Solution - All external door sets should be certified to a burglary resistant standard (see section 4.1). Rear doors should be positioned within the secure rear boundary to restrict access to residents. Ground floor and easily accessible windows should be certified to a burglary resistant standard (i.e. BS PAS 24)

- 2.2.2 Exploitation of insecure windows and doors, mostly to the rear of 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 with appropriate boundary treatments. Ground floor windows should have restrictors installed so that they cannot be opened from the outside if left insecure.

- 2.2.3 Breaking glazing in windows and doors (mostly to the rear of the property), using implements.

Possible Solution – All ground floor glazing should include a pane of laminate glazing to prevent it from being easily smashed or shattered to gain entry (see section 4.3).

2.3 Risk Factors

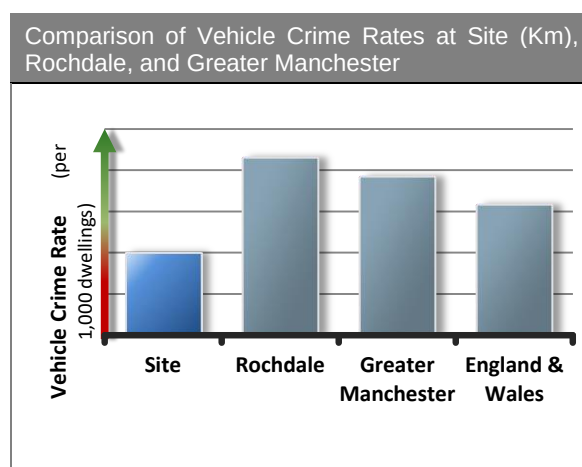
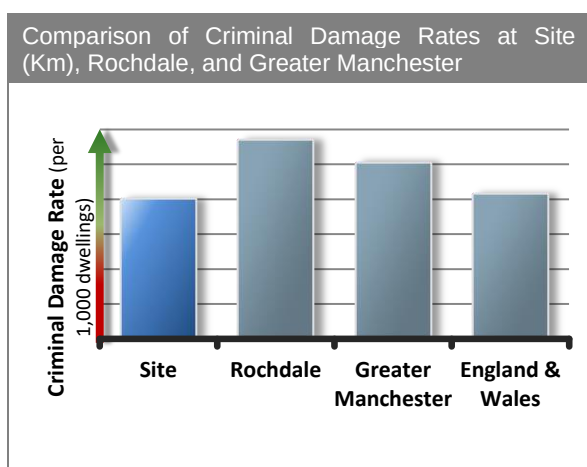
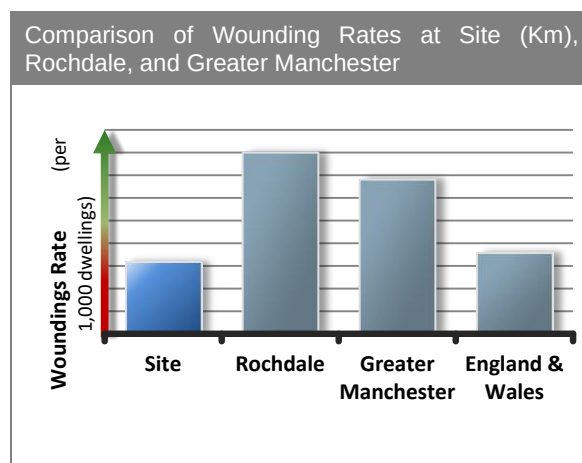
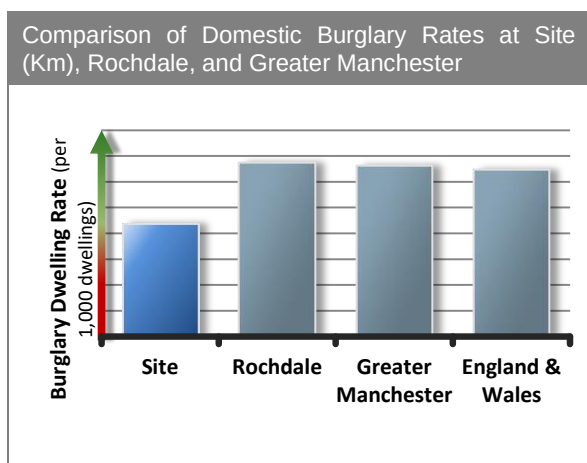
The typical security risks for a development of this nature are:

- 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

- Theft and criminal damage during the construction period
- Unauthorised access to private spaces

2.4 Crime Rate Comparison

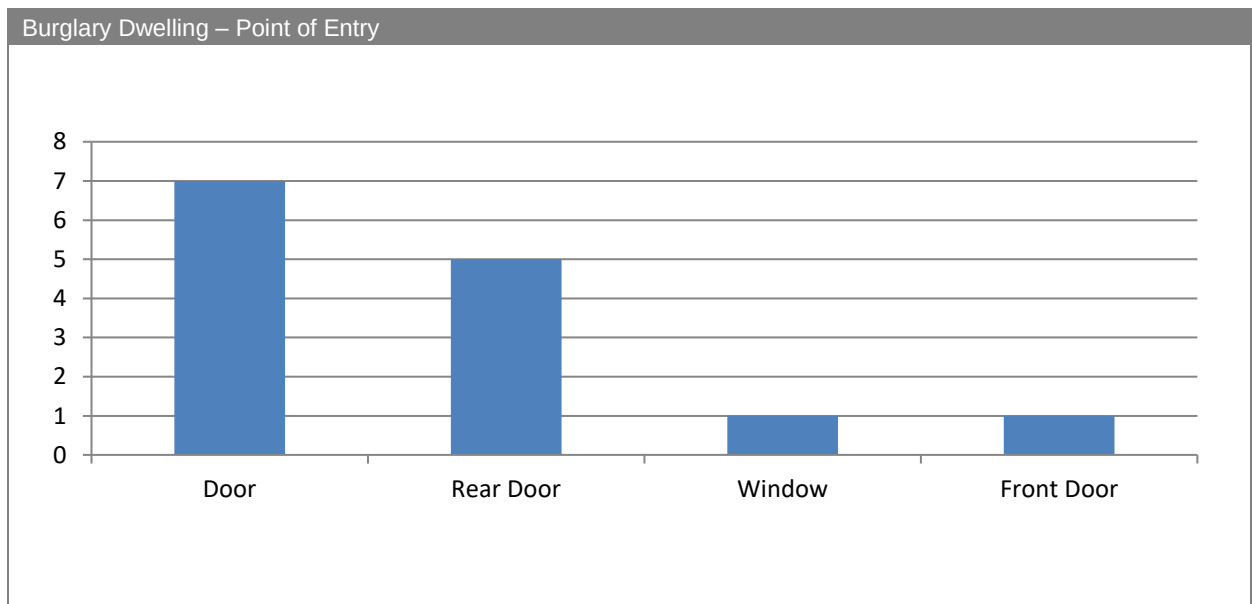
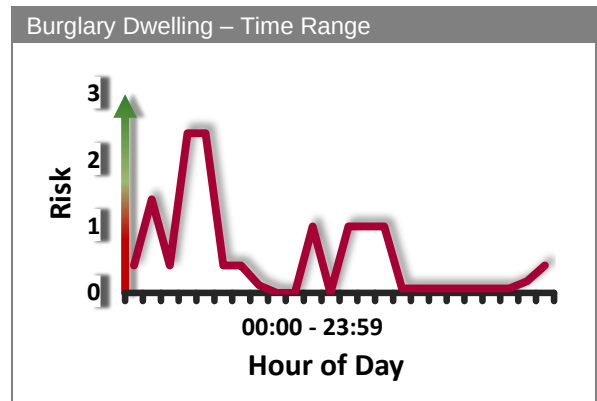
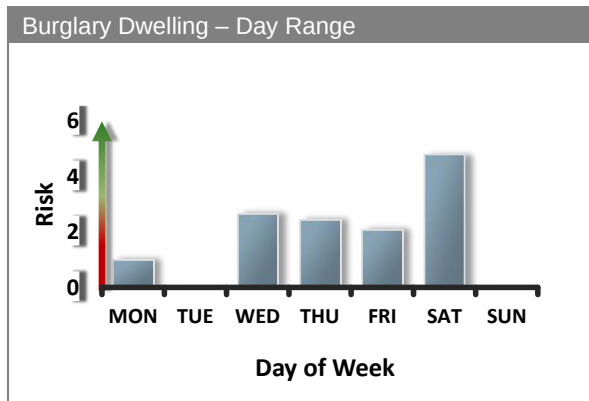
The rates below relate to crimes committed within 500m of the site. England & Wales data was last recorded for January – December 2017.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **35% lower** than Rochdale as a whole, **34% lower** than Greater Manchester and **32% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **61% lower** than Rochdale as a whole, **54% lower** than Greater Manchester and **12% lower** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **30% lower** than Rochdale as a whole, **21% lower** than Greater Manchester and **4% lower** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **53% lower** than Rochdale as a whole, **48% lower** than Greater Manchester and **37% lower** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

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



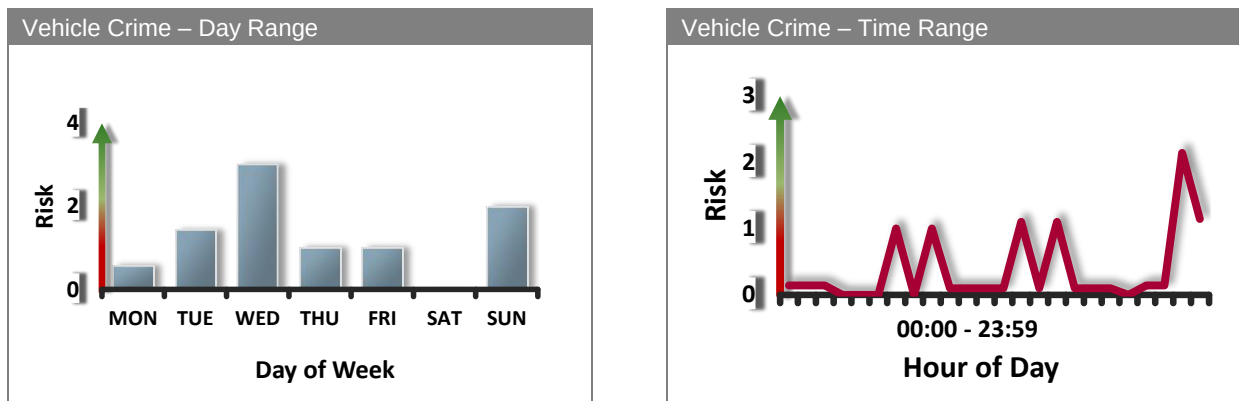
2.5.1 **Day/Time Range:** The risk of domestic burglary peaks on a Saturday during the early hours of the morning (12am – 5am). Offenders often target properties during the early hours of the morning when it is dark and there is less footfall in the area, giving offenders the perception that they are less likely to be caught or identified.

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

- Forcing open secure windows and doors using bodily pressure and implements in order to gain access to the property.
- Smashed glazing in windows and doors.
- Exploitation of insecure windows and doors.

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:** The risk of vehicle crime peaks on a Wednesday and Sunday during the late evening. Offenders often target vehicles during the late evening as they are likely to be left unattended and out of sight of the owner for long periods of time, creating a perceived low risk opportunity.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is of 18 no. detached houses.

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 layout of the development is broadly acceptable with regards to designing out crime and there are no areas that are concerning.
- 3.2.2 The proposed boundary treatments (drawing 20109_01 rev E) are acceptable for Secured by Design.
- 3.2.3 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.
- 3.2.4 Bins will be positioned in secure rear gardens where they cannot be subject to misuse.
- 3.2.5 All dwellings will have driveway or a parking space. Vehicles parked in garages and on driveways are less likely to be targeted by offenders than when parked on the road or in communal parking courts.
- 3.2.6 Driveways are generally positioned where they can be overlooked from within the dwelling. The layout of the development allows residents can easily view other resident's parked vehicles allowing for mutual surveillance opportunities.
- 3.2.7 The volume of crime in the local area is low, which is typical of more rural areas of Greater Manchester.

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 Parking spaces positioned at the sides of houses should be illuminated with dusk-til-dawn lighting
- 3.3.2 The proposed access road should be illuminated to adoptable standard, to reduce the potential for crime and fear of crime.
- 3.3.3 Consideration should be given to a symbolic barrier to entry at the entrance to the development, such as a change of surface texture/colour, or brick pillars, which can convey the impression that the area beyond is private and discouraging anyone without a legitimate reason from entering.

- 3.3.4 It is highly recommended that the proposed dwellings be built to Secured by Design standards detailed in section 4 of this report.

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.

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.

4.4 Alarms

- ☐ If an alarm is installed, then 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 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

- ☐ The proposed boundary treatments (drawing 20109_01 rev E) are acceptable for Secured by Design.

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).
- ☐ Parking spaces at the side of dwellings should be illuminated.
- ☐ 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.

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
01/03/2023	Adam Clews	CIS application received
30/03/2023	Adam Clews	Progress update

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
20109_00	Location Plan	20/01/23	
20109_01	Planning Layout	20/01/23	E
20109_HT_01	Type H22_Plot 01	Oct 22	A
20109_HT_02	Type H22_Plot 08	Oct 22	A
20109_HT_03	Type H22_Plot 09	Oct 22	A
20109_HT_04	Type H22_Plot 18	Oct 22	A
20109_HT_05	Type L22_Plots 10 and 11	Oct 22	A
20109_HT_06	Type L22_Plots 14 and 17	Oct 22	A
20109_HT_07	Type CR1_Plots 03 and 04	Oct 22	A
20109_HT_08	Type CR1_Plot 07	Oct 22	A
20109_HT_09	Type CR2_Plot 02	Oct 22	A
20109_HT_10	Type CR2_Plot 15	Oct 22	A
20109_HT_11	Type CR2_Plot 16	Oct 22	A
20109_HT_12	Type CR3_Plot 05 and 12	Oct 22	A
20109_HT_13	Type CR3_Plot 05 and 12	Oct 22	A
20109_HT_14	Type CR3_Plot 06 and 13	Oct 22	A
20109_HT_15	Type CR3_Plot 06 and 13	Oct 22	

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.

C CIS Version History

Version	Revisions Made	Date
A		