Crime Impact Assessment

Proposed Dwellings
Taylor Street / Fox Street
Heywood
Rochdale
OL10 1EF

1.0 Introduction

The Planning Application is for outline planning consnet for four dwellings.

2.0 Location & Setting

The site is located at the junction of Taylor Street and Fox Street, Heywood. To the west is a new residential development and to the south are more residential properties.

To the east across Taylor Street is a single story day nursery and dance school. To the north across Fox Street is a church.

The site has secure fencing to rear gardens.

3.0 Crime Statistics

Recorded crime within a radius of 1500m of the site in the period July 2018 to June 2019 comprises the following:-

Anti-Social Behaviour	396
Bicycle Theft	8
Burglary	111
Criminal Damage and Arson	301
Drugs	28
Other Crime	45
Other Theft	179
Possession of Weapons	26
Public Order	256
Robbery	19
Shoplifting	79
Theft From Person	11
Vehicle Crime	164
Violence and Sexual Offences	578

These are typical for such a site, with theft (burglary, other theft and vehicle crime) and public order / anti-social behaviour exceeding average levels. This reflects the characteristics of the area.

A more detailed resumé of the crime figures is attached.

4.0 Rick Factors

Typical risks for this type of development are as follows:-

1. Access by unauthorised persons.
2. Burglary.
3. Damage to building or vehicles.
4. Anti-social behaviour.
5. Theft during construction phase.

5.0 Risk Analysis

1. Access by Unauthorised Persons

The risk of this is relatively low.

The main elements of security are that of the site and security of the external envelope.

Security of the site is maintained by a 2.0 metre tall fence to the perimeter of the rear gardens, together with 'PAS 24' rated windows and doors at ground level.

Compliance with the requirements of Part Q of Building Regulations will ensure increased secure envelopes.

A mains run intruder alarm will be incorporated into all dwellings.

2. Burglary

The risk of residential burglary is relatively low with burglaries peaking on Fridays, and in the hours of darkness, and mid-afternoon.

The proposals include secure 'PAS 24:2016' rated windows and doors. Laminated glazing will be incorporated into ground floor and accessible first floor windows.

3. Damage to vehicles

Vehicular parking is within the curtilage of the site with good surveillance. This will reduce the risk of vehicles sustaining damage which is particular greater when they are parked on the public highway.

4. Anti Social behaviour

Rear gardens to dwellings are enclose and the provision of fences to the frontages gives defensible space to the proposed units. There are no public spaces within the site which will discourage youths from collecting.

5. Construction Theft

The construction management plan will deal with security during the construction phase, and will include measures to ensure that the site is secure, and discourage unauthorised access.

6.0 Layout Appraisal

The proposal comprises four dwellings with secure private amenity areas to the rear. They are to pairs of semi detached units, fronting Taylor Street and Fox Street.

Private amenity areas to the rear of the dwellings will be secured by two metre tall fences, and gates will have dead locks.

Lighting will be designed to provide relatively even illumination with a 'white' light. Security lighting linked to photo electric cells and passive infra-red detectors will ensure that lighting is provided when necessary, and will discourage unauthorised access.

Rainwater goods will also be designed to avoid aiding climbing.

Residents will be advised that repair and maintenance of the buildings and landscape should be undertaken on a timely basis, to ensure that the scheme remains in good repair, and avoids attracting further crime.

Surveillance of areas both outside and within private amenity areas is good.

7.0 Construction

The Contractor will be required to provide a Construction Management Plan, which will include detailed information on security of the site.

Site security will be provided either by the Contractor or an appropriate SIA (Security Industry Approved) professional company.

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