



CRIME IMPACT STATEMENT

13 Hollingworth Fold Cottage

Glamping Pods & Bell Tent

FOR: ROCHDALE BOROUGH COUNCIL

VERSION A: 29th November 2023

REFERENCE: 2023/0501/CIS/01

Greater Manchester Police

designforsecurity

13 Hollingworth Fold Cottage

2023/0501/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 proposed scheme has been found acceptable and if submitted to the local planning department in its current form we will support the application.



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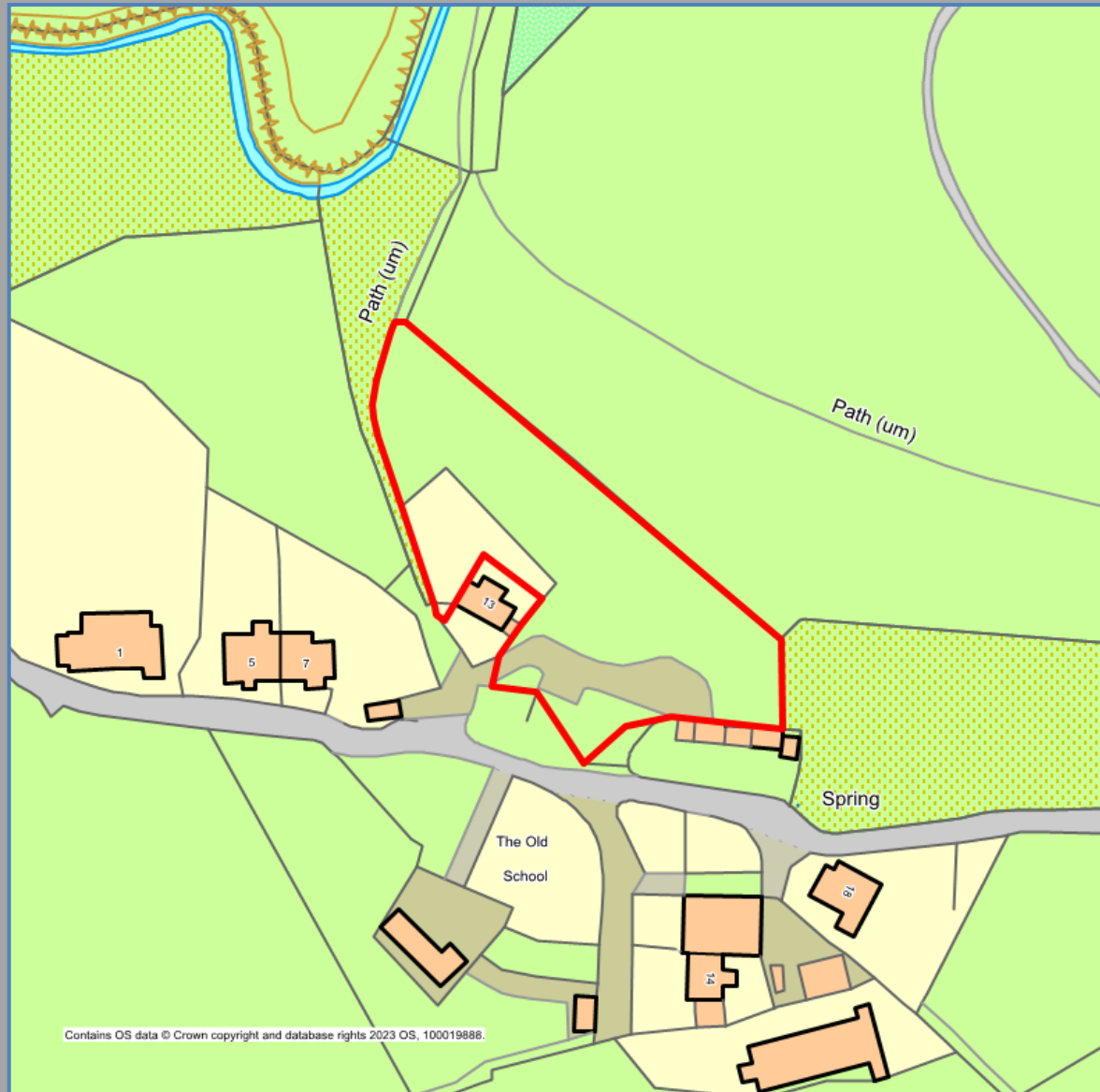
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1 Visual Audit

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

The site is located on Syke Road, off Rakewood Road, which is part of the circular route that goes around Hollingworth Lake. The site is presently open land and has previously been used as a traditional camping site without issue. Access into the site is restricted with a vehicular gate.

The site boundaries are roughly bound by greenspace to the North, East, and West, and to the South the site is bound by Syke Road and residential properties on Syke Road.



2 Crime Statistics & Analysis

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

2.1 Crime Summary

Figure 1: Recorded Crime within the footbeat that covers the 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
<5	<5	<5	13	<5	<5	<5	6	<5	<5

- 2.1.1 The overall rate of crime over the past 12 months has been low for the Rochdale division, which is to be expected given the site's rural location. Less serious wounding and vehicle crime have been the most prevalent offences occurring in the local area. Assaults, harassment and public order offences have been the most common less serious woundings taking place, with disputes between known associates and cases of domestic violence most commonly reported. Theft from motor vehicle has primarily been occurring at locations along Lake Bank and Rakewood Road, where offenders have been smashing the glazing in car windows before removing items from within.

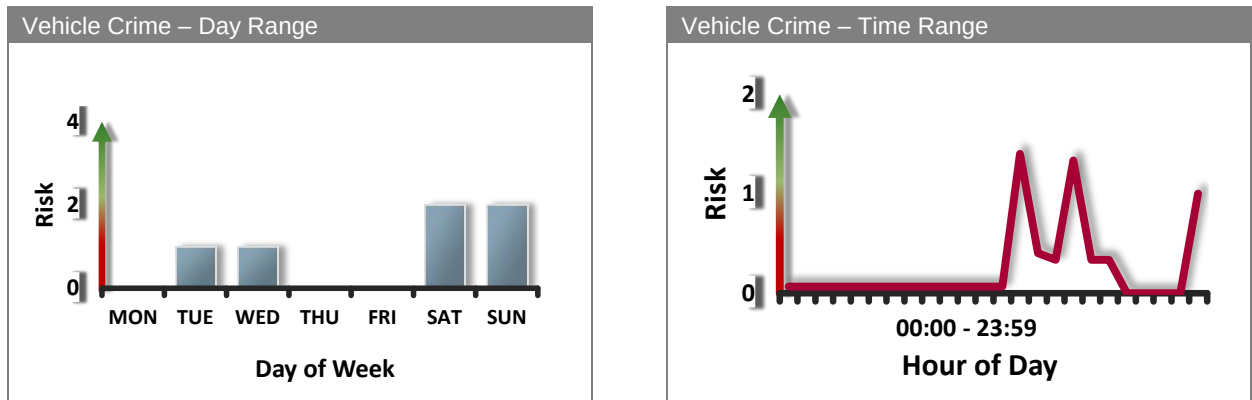
2.2 Risk Factors - Hotels

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

- Burglary of hotel rooms
- Robbery to business
- Theft of personal belongings at work
- Criminal damage to property and vehicles
- Unauthorised access to buildings/private space
- Arson
- Cycle theft
- Employee theft
- Theft of/from parked vehicles
- Violence towards staff
- Theft and criminal damage during the construction period

2.3 Vehicle Crime: Risk Analysis

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



- 2.3.1 **Day/Time Range:** The risk of vehicle crime is low and peaks on the weekend in the afternoon (13:00-14:00). Offenders often target vehicles in the afternoon when they tend to be left unattended for long periods of time out of sight of the owners, creating a perceived low risk opportunity for offenders.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is of a total of 6 no. glamping units and 1 no. bell tents for guest use along with recycling/waste facilities, an extended parking / turning area, a communal BBQ/meeting hut, and secure bike storage.

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 proposed glamping pods are positioned approximately 30 metres from the nearest residential property, reducing the potential for noise disturbance.
- 3.2.2 Glamping pods, and similar developments, generally do not generate inconsiderate or rowdy behaviour, to the detriment of local residents.
- 3.2.3 Secure bicycle storage will be provided for visitors to the site.
- 3.2.4 There will be 9 no. car parking spaces provided for those staying on the campsite. The car parking spaces will be illuminated.
- 3.2.5 Crime in the local area is very low and the proposed development should not be adversely affected.

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 doors, and any windows, of the glamping pods should be of robust construction so that they cannot be easily damaged to gain entry. As a minimum lock should be certified to BS EN 3561/8561 and glazing should be laminated to prevent it from being easily smashed/shattered. Where possible it is recommended that doors and windows are certified to a burglary resistant standard (i.e. BS PAS 24).
- 3.3.2 The proposed parking area should have dedicated lighting and be illuminated to a minimum of 10lux to deter any misuse. The toilet block and the bicycle storage should be illuminated to prevent any misuse and to allow them to be used safely at night.

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- 3.3.3 Consideration should be given to providing a safe/lockable security box within the bell tent to allow occupants to secure personal property.
 - 3.3.4 There should be clear signage at the main entrance to the site to help with wayfinding, contact details, and any campsite rules/curfews.

4 Construction

- 4.1.1 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.
- 4.1.2 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).

5 Useful References

5.1 Secured by Design (SBD)

- 5.1.1 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
22/09/2023	Lia Jackson	CIS application received
24/11/2023	Lia Jackson	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
211142	Draft - Design and Access Statement		
211142-01-03	Draft - Detailed proposed layout plan		
211142-01-10	Draft - Artist Impressions		

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		