

Crime Impact Statement

April 2026



Re: Construction of 44no 26 two-bedroom and 18 three-bedroom homes associated landscaping and amenity space.

At: Greenfield Lane, Rochdale OL11 1TJ.

The observations and highlights contained within this Crime Impact Statement can contribute to the overall aim of the National Planning Policy Framework and help to support the 'presumption in favour of sustainable development', by considering the security of the built environment, for those that live and work in it and any services it provides. Whilst there is no such thing as 'total security' and there is no guarantee that the recommendations made in this report (if applied) will result in no crime or antisocial behaviour taking place; the aim is to assess the risks to the development and offer recommendations to mitigate those risks. These recommendations are based on experience, recognised best practice – Crime Prevention Through Environmental Design - and the use of products which meet an industry recognised security standard.

As a low acquisitive crime reporting area, there is no reason to believe that this proposal will make any significant impact on this situation or suggest that the proposal will be subject to or attract acquisitive crime.

This Crime Impact Statement has been produced to support MCI Developments with a planning application for this proposal.

This is a compact residential development of 44 homes behind but within an existing well-established residential landscape of mainly medium density semi-detached housing off one side of the main Rochdale by-pass. Along the nearby main road can be found a mixture of residential, commercial and retail outlets, and

local public transport links. A new well-defined vehicle access route into the development will provide access to the residential parking.

To the north of the site, the Rochdale Canal provides a natural boundary for the development, but with no direct access to the towpath situated on the furthest side.

To the south and west of the site the boundaries are the rear gardens of the neighbouring established houses.

To the west, the boundary is the adjoining derelict building site and car parking area that was an Iceland store.

The new access road provides access to all the proposed housing, with several short cul-de-sacs extended by short private parking and access driveways. All the homes look out onto the access road, providing active frontages to support natural surveillance across the more public areas and the users of the development, which could also include pedestrian use from the direction of the Rochdale canal.

All the homes are provided with in-curtilage parking, overlooked from the properties and also the neighbouring houses. The short terraces of three or four homes will require rear access footpaths but will be capable of being secured to deter unauthorised access. The road will be built to the local Highways standards, to include the street lighting.

Ekblom (2008) uses the term 'Conjunction of Criminal Opportunity' (CCO) and theorises 'causal pathways' and 'counterpart principles' that 'block, deflect or weaken' the causes that come together for crime to occur. Accessibility creates crime opportunities: easy and quick escape routes and alleyways for places for criminals to hide if disturbed. Insufficient levels of security will also assist the criminal in their aim.

Physical protection, management and maintenance can be further supported by the installation of certificated products⁴.

Building Regulations

Security in Dwellings, Approved Document Q (ADQ) states that the building must be designed and constructed in such a way that it adequately resists unauthorised access from outside the building and: unauthorised access from within the building to flats within the building. This applies to all new homes, external doors, windows, doors to individual flats and communal entrance doorsets.

Crime Assessment

Two sources for the reporting of local crime, www.police.uk¹ and www.crimerate.co.uk² have been checked. The proposed site is situated within the Policing area of 'Balderstone and Kirkholt' but Greater Manchester Police do not provide crime figures for these publicly available websites.

However, checking available on-line resources³ shows that less serious woundings and criminal damage are reflective of the social issues within the surrounding housing and burglary – to a far lesser extent - have been prevalent in the area. Other acquisitive crime is apparent but there are a number of crime generators such as retail outlets within the vicinity of the proposed development.

The overall threat of dwelling burglaries (which includes garden sheds) and vehicle crime may be low, but the installation of proportionate and proven physical security within the proposed development will provide

the residents and their visitors protections against crime and reduce the opportunities for the development becoming a crime generator itself.

A sense of ownership, respect, territorial responsibility, community and safety will therefore be promoted by:

- The installation of appropriate street, footpath and home lighting, to maximise the natural surveillance opportunities and ensure that there is nowhere for offenders to hide or contribute to any 'fear of crime'.
- Landscaping and defensive planting will reduce access to ground floor windows around the front of the homes. The choice of planting columnar tree species will assist natural surveillance through and below the canopies.

- 1.8m close-board fencing will be erected around the side and rear boundaries of the homes, along rear footpaths and include lockable gates to the gardens and entrances to the rear footpaths. 1.5m close-board fencing will separate the rear gardens.
- Cycle storage will be within robust and lockable garden sheds, with appropriate devices to padlock bicycles to and keep them secure.
- The installation of robust doors and windows will deter easy intrusion and afford protection to the residents.
- The insertion of windows into the gable ends of the home at the entrance to the development and the homes adjoining the Public Open Space will provide natural surveillance over it.

Section 17 of the Crime & Disorder Act 1998 (as amended) requires all local, joint and combined Authorities to exercise their functions with due regard to their likely effect of crime and disorder; and to do all they reasonably can to prevent crime and disorder. Crime for these purposes includes terrorism.

Good design that considers security as an intrinsic part of a masterplan or individual development can help to achieve places that are safe as well as attractive, which function well, and which do not need subsequent work to achieve or improve resilience. However, good security is not only about physical measures and design, but it also requires risks and mitigation to be considered in a holistic way.

The National Model Design Code 2021 Part 2 Guidance Notes references Secured by Design⁴ at P.3.i and at 144: Neighbourhoods need to be designed to make all people feel safe and to reduce the incidence of crime in accordance with the recommendations of Secured by Design; and at 145: Insecure places can disproportionately affect some of the groups with protected characteristic. Local Authorities will need to take this into account when devising and implementing design principles, having regard to the Public Sector Equality Duty, under the Equality Act 2010, which includes the need to have due regard to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Act.

National Planning Policy Framework (updated February 2025)

2. Achieving sustainable development

- At paragraph 8(b): **A social objective** – ‘to support strong, vibrant and healthy communities...by fostering well-designed beautiful and safe places.’

8. Promoting healthy and safe communities

- At paragraph 96(a): Promote social interaction, including 'street layouts that allow for easy pedestrian, and cycle connections within and between neighbourhoods, and active street frontages' and (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'.
- At paragraph 102: Planning policies and decisions should 'promote public safety and take into account wider security and defence requirements...This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security'.

9. Promoting sustainable transport

- At paragraph 115(b) 'safe and suitable access to the site can be achieved for all users'
- At paragraph 117 (c) 'create places that are safe, secure and attractive – which minimise the scope to conflict between pedestrians, cyclists and vehicles...'

12. Achieving well-designed places

- At paragraph 135(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.

Good design means a wide range of crimes from theft to terrorism are less likely to happen by making committing those crime more difficult. It helps create safer places, infrastructure and buildings that are less vulnerable to crime and where people are better protected from its impacts. It can also reduce the cost and impact of security measures by avoiding retrospective works and enable mitigating measures to be blended into the environment.

Vic Smith BA(Hons)

BREEAM SQSS

April 2026

Notes

1 Accessed April 2026 with no data showing.

2 Accessed April 2026. 'We do not have a page for Rochdale because Greater Manchester Police stopped sending data to the open-source data.police.uk service in July 2019'. This has affected all platforms and users and means that CrimeRate is unable to display - or even calculate - crime statistics for Greater Manchester Police's coverage areas, including Rochdale. We will restore coverage as soon as Greater Manchester Police resume publishing data.

3 20/00837/FUL Rochdale Borough Council, Balderstone Road, Ruskin Road and Curzon Road, Kirkholt, Rochdale OL11 2JG. Demolition of existing outbuildings and garages and erection of 20no. dwellings with associated access, car parking and landscaping. Copywrite Chief Constable.

4 Should the application attract a planning condition to achieve Secured by Design, the local Greater Manchester Police DOCO team will be responsible for assessing the scheme and providing their recommendations, with ongoing consultation for eventual sign-off.