



## CRIME IMPACT STATEMENT

**September 2024**

## Synopsis

Having considered the principles of Crime Prevention through Environmental Design (CPTED), and having referenced Police approved security products and standards, it is recommended that a Crime Impact Statement should be submitted with certain planning applications to demonstrate that a development has been designed to minimise the risk of crime and disorder affecting both the development and its immediate surroundings. Developers are strongly advised to discuss the proposals with Greater Manchester Police Design for Security.

Design for Security advice states that a supporting Crime Impact Statement should:

- *Be prepared by a suitably qualified and experienced professional that is able to offer impartial and objective crime prevention advice.*
- *Highlight all relevant crime and disorder issues currently experienced in the neighbourhood in which the development site is located, and any crime and disorder issues that the proposed development may generate or attract.*
- *Consider the crime and disorder issues, and include a review of how these issues might affect future both users of the development and the local community, and identify design solutions that will reduce the development's and the local community's vulnerability to crime and disorder, and promote a safe and secure development.*

It also advises that the following developments should provide a CIS.

Threshold – Requirement for Full, Outline and Reserved Matters applications for the following:

- Residential developments (Classes C1, C2, and C3 and HMO's where 10 or more units are created (to include new development and changes of use), or the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether 10 houses or more will be developed.
- **Development falling within Classes A1, A2, A5, B1, B2, B8, D1, D2 and sui generis uses, where 1000m<sup>2</sup> gross or more of floorspace is proposed (to include new development, extensions of 1000m<sup>2</sup> or more and changes of use).**

- Licensed food and beverage developments (Classes A3, or A4) where 200m<sup>2</sup> gross or more of floorspace is proposed (to include new development, extensions of 200m<sup>2</sup> or more, and changes of use).
- Casinos and amusement arcades (to include new development, extensions of 500m<sup>2</sup> or more, and changes of use).
- Development carried out on a site having an area of 1 hectare or more where the nature and amount of floorspace to be developed is not known.
- Car parks where 50 or more parking spaces are created.
- Development involving the creation of significant, utility infrastructure e.g. water, gas, electricity.
- Major transport infrastructure e.g. airport development, train/tram/bus stations.

This statement has been prepared to confirm that, in this instance, a formal CIS is not required as the proposed development will 1) not attract crime and 2) that existing security measures will prevent crime.

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### The Proposed Development

This report supports an application which seeks to regularise planning approval for a MRF that is currently under construction. A MRF was recently approved in a similar location under planning ref 69956 dated 21/12/23. However, it is deemed that there are material differences between the MRF that is under construction and the approved MRF and therefore full planning application is required to regularise the situation.

The drawings of the proposed development and its location on site are shown on the attached plans. The building will measure 80.7m by 60.6m with an eaves height of approximately 11.1m and a ridge height of circa 13.3m. The building will be steel portal frame on breeze block with internal breeze-block push walls. Plans and Elevation drawings are also enclosed.

The plant/equipment will extract recyclables and inert materials. A combination of Shredder, Long-Part Separator (removes long items from the process), Incline Magnet (removes ferrous metals), Combi Screen (removes fines), Eddy Separator (removes non-ferrous metals and Picking lines (to remove wood and plastics) will typically sort the inputs into composition (% by weight) of:

- Hardcore 30% - to be used on site for engineering, daily cover and capping
- Fines 15% - to be landfilled or recovered as an RDF elsewhere
- Wood 10% - to be recycled
- Metals 5% - to be recycled
- Plastics 5% - to be recycled
- Residue 10% - to be landfilled
- Lights 25% - to be landfilled or recovered
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The process is likely to employ circa 6-12 FTE's.

The excerpt from the planning drawings shows the proposed recycling equipment that will be installed. This in effect will be a single production line which will need to be installed prior to the final construction of the building.

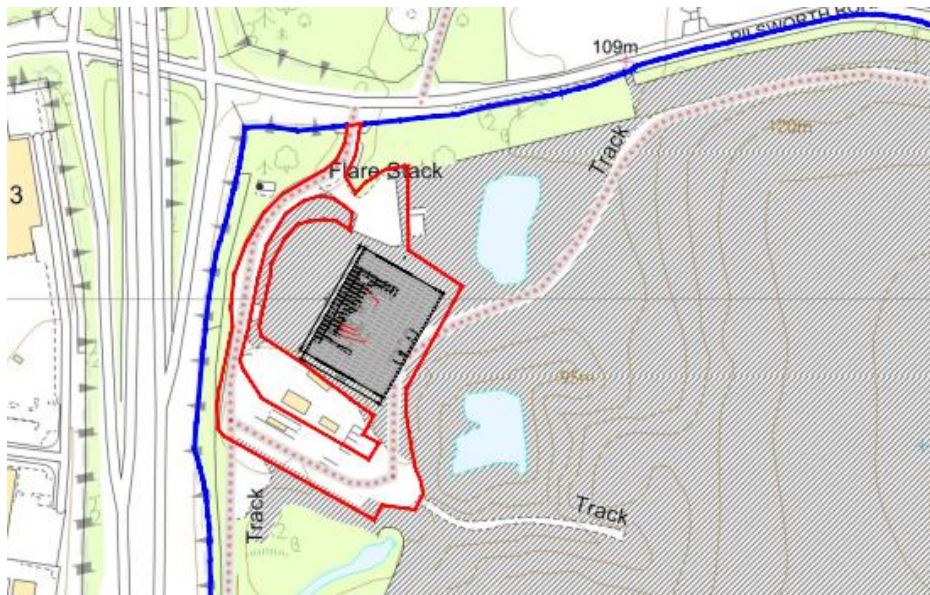


Figure 1 – Location of Proposed MRF

### The Existing Site

Pilsworth South Landfill lies wholly within the Borough of Bury to the east of Junction 3 of the M66. Bury town centre lies 2.5km to the north west, whilst Heywood, in the neighbouring Borough of Rochdale lies about 3km to the north east.

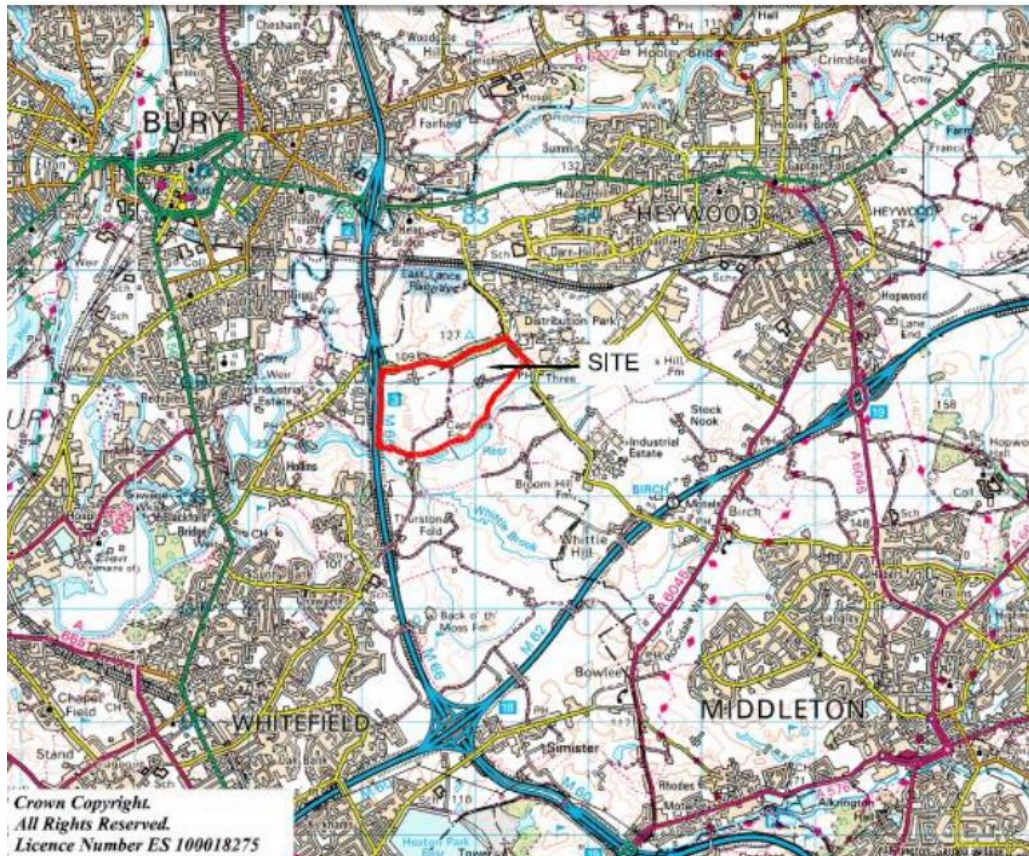


Figure 2 – Site context

### Current Security Measures

The proposed development will be located within an existing and active landfill. The site benefits from 2.2m high fencing that circumnavigates the entire site. When the site is open the site is manned from the weighbridge and all vehicles entering the site will be required to pass this point. There are CCTV cameras mounted around all parts of the entrance and weighbridge area.

When the site is closed the entrance gate is locked and the CCTV cameras are still manned from a central point in Oxfordshire.

In the interests of security the location of the existing CCTV cameras will not be provided in this statement but it can be confirmed that at least 9 cameras covering the area leading to the application site.

### Informal Crime Opportunities

Informal or opportunistic crime takes place when perpetrators identify an opportunity in passing or at an area where they congregate. The following two google earth extracts show the walking distances to the two most proximate residential areas which demonstrates that such walking distances are unlikely to attract significant numbers of passers-by and also is likely to preclude congregations in this area.

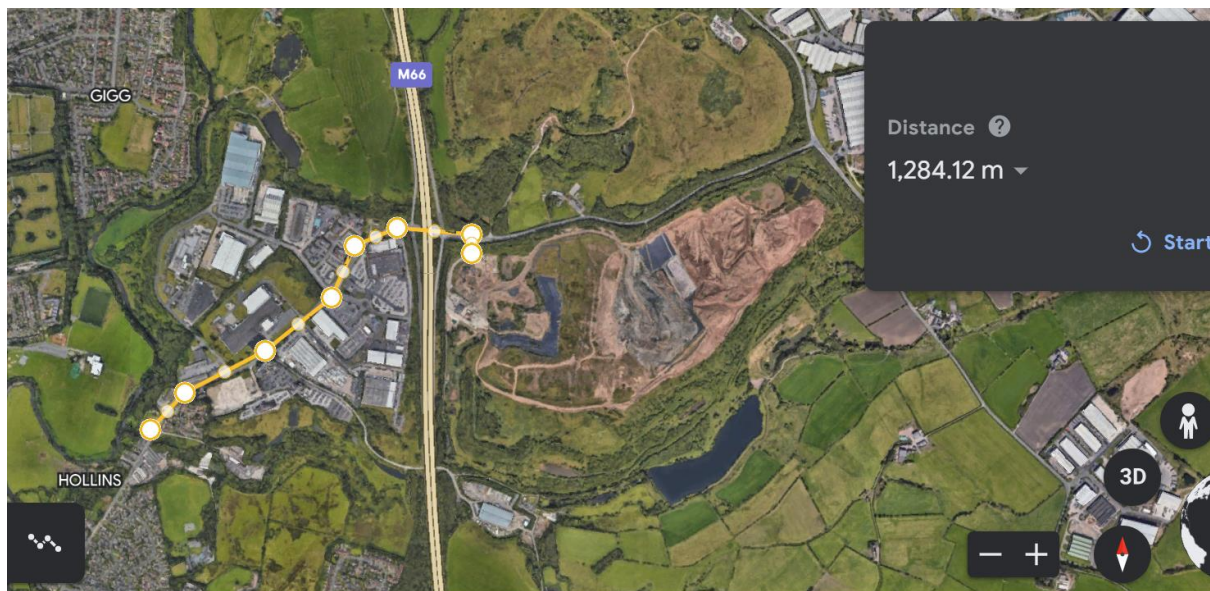


Figure 3 – Walking Distance West



Figure 4 - Walking Distance East

### Formal Crime Opportunities

Formal Crime opportunities are defined as those that are pre-meditated by individuals or organisations either looking to profit from crime or provide goods to order for third parties. To this end, there needs to be an inherent value (monetary or otherwise) before formal crime opportunities will occur. With the exception of some stored scrap metal the proposed MRF will not hold anything of value - noting it would be physically impossible to remove the plant and machinery from inside the building.

To this end the proposed MRF would require safety measures to ensure the safe storage of scrap metals.

It is considered that that the current, aforementioned security measures would be adequate to deter the theft of scrap metal from the site. Moreover, it is unlikely that any organised groups would be aware when and if there is sufficient metal stored on site to make a potential theft viable/profitable.

### Conclusions and Recommendations

It is respectfully suggested that the above measures, existing security features, will suffice and therefore a formal Crime Impact Statement is not required to support this planning application in this instance.

Currently there are no proposals included for external lighting or CCTV to be included and part of the development. It would be recommended that, if minded to approve, a condition is placed the consent that any proposed external lighting or security measures are submitted to the Local Planning Authority for approval.