

Land off Dumers Lane, Radcliffe, Bury.



Source: Google Earth

Crime Impact Statement

v1.1

August 2025

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1. Introduction

- 1.1.** This desk based Crime Impact Statement (CIS) (or Crime Prevention Plan, or Crime Impact Assessment) has been produced by an independent crime prevention design consultant who retired from Merseyside Police after 26+ years' service as a police officer performing a variety of roles from CID, Traffic, Firearms, to Audit and Inspection, including dialogue with criminals to understand how they identify opportunities to commit crime, and also victims of crime to monitor the short and long term effects on them. Throughout the consultant's police service, crime prevention was at the forefront, the last role being that of Force Architectural Liaison Officer (ALO) for over 7 years. The consultant has been producing Crime Impact Statements for over 18 years.
- 1.2.** As Force ALO, the consultant worked with architects, designers, developers and local authority planners to design out crime and the potential for crime in new developments of varying types and sizes by way of Crime Prevention Through Environmental Design, and also administered the Association of Chief Police Officers (ACPO) Secured by Design (SBD) initiative, providing advice and recommendations to allow the award to be made on successful completion of some schemes, be they residential or commercial.
- 1.3.** The consultant also holds a professional qualification, Advanced Certificate in Environmental Design and Crime Prevention (Ad Cert ED&CP) from Oxford Brookes University and licentiate membership of the City and Guilds Institute (LCGI) and is a Home Office accredited Crime Reduction and Architectural Liaison practitioner (prior to formation of National Policing Improvement Agency) with previous experience in the built environment prior to police service. The consultant has been actively involved in many crime reduction initiatives, and was responsible for conceiving, designing and subsequently producing interactive crime reduction advice for the Merseyside Police website, which received Home Office recognition.
- 1.4.** This CIS has been prepared on behalf of Westchurch Homes to support a planning application for a proposed residential scheme of 77 no. new homes on land off Dumers Lane, Radcliffe, Bury, Greater Manchester. The CIS shows how the concept of the scheme reduces its impact on and susceptibility to crime and disorder and can be used by the Council to assess the scheme submitted for approval in this context. It will help to allay public fears about the development that could be brought about by lack of information, by providing an overview of crime levels at the site location and also in the surrounding area and outlining the strategy which it is hoped will provide for a safe, secure and non-threatening environment both for new residents and also the existing neighbouring residents and businesses, taking cognizance of National Planning Policy, Local Planning Policy and design guidance such as SBD.
- 1.5.** Each and every building project presents the designers with a unique set of challenges to overcome and solve. This involves seeking an acceptable compromise between the aesthetics of the architectural design and landscaping, and the need for security requirements which should be robust but subtle rather than overtly offensive and perhaps creating a 'fortress type' appearance which may increase the fear of crime.

2. Planning Policy and Design Guidance

The following policies, plans and crime prevention advice documents have been used as a source of reference in the completion of this CIS.

2.1. Ministry of Housing, Communities & Local Government–National Planning Policy Framework–December 2024

8. Promoting healthy and safe communities

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which:

- a) Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
- 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 – for example through the use of well-designed, clear, and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas.
- c) Enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Para 102 - Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- a) Anticipating and addressing possible malicious threats and other hazards (whether natural or man-made), especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience, and ensure public safety and security. The safety of children and other vulnerable users in proximity to open water, railways and other potential hazards should be considered in planning and assessing proposals for development.
- b) Recognising and supporting development required for operational defence and security purposes and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

Para 105 - Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

9. Promoting sustainable transport

Para 109 - Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable, and popular places. This should involve:

- b) Ensuring patterns of movement, streets, parking, and other transport considerations are integral to the design of schemes and contribute to making high quality places.

Para 111 - Planning policies should:

- d) Provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).

Para 113 - Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe, and secure, alongside measures to promote accessibility for pedestrians and cyclists.

Para 115 - In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- b) Safe and suitable access to the site can be achieved for all users.

Para 117 - Within this context, applications for development should:

- a) Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second, so far as possible, to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.
- b) Address the needs of people with disabilities and reduced mobility in relation to all modes of transport.
- c) Create places that are safe, secure, and attractive, which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.
- d) Allow for the efficient delivery of goods, and access by service and emergency vehicles.
- e) Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations.

11. Making effective use of land

Para 124 - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

12. Achieving well-designed places

Para 135 - Planning policies and decisions should ensure that developments:

- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
- 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.

2.2. National Planning Practice Guidance (NPPG)

With the publication of the accompanying National Planning Practice Guidance (NPPG) (Note 7.5) the government has reiterated that designing out crime and designing in community safety should be central to the planning and delivery of new development. Specifically, the Planning Practice Guidance on Design reminds practitioners that local authorities are duty bound to adhere to Section 17 of the Crime and Disorder Act 1998 and exercise their functions with due regard to their likely effect on crime and disorder and do all that they reasonably can to prevent crime and disorder. Furthermore, practitioners are also reminded that the prevention of crime and the enhancement of community safety are matters that a local authority should consider when exercising its planning functions under the Town and Country Planning legislation.

2.3. National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice in the form of ten characteristics:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built Form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public Spaces – safe, social and inclusive
- Uses – mixed and integrated.
- Homes and Buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

2.4. Adopted Bury Unitary Development Plan (UDP)

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications.

The current Bury UDP was adopted by the Council on 29 August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions.

2.5. Bury Council Supplementary Planning Guidance (adopted July 2001)

Development Control Policy Guidance Note 3 – Planning Out Crime in New Development - This gives advice to all those involved in the planning process, including developers, architects and builders on measures which can be incorporated into the design of new developments to reduce the fear of crime and lessen future opportunities for crime in Bury.

With regard to new housing, and relevant to this application, it states:

- Develop a mixture of housing types on any one site where possible.
- Consider the grouping of houses where appropriate.
- Definitive boundary treatment of a development should be considered, as open plan frontages can sometimes encourage misuse.
- Avoid landscaping which creates hiding places.
- Avoid landscaping which obscures the house frontage.
- Provide remote pedestrian routes only where they are essential and, if possible, where they are overlooked.
- Avoid communal car parking areas where possible or make provision to incorporate security measures.
- Ensure that rear gardens of properties adjoin each other where possible.
- Control access to the rear of properties from the frontage by a strong lockable gate.
- Ensure play areas are highly visible from surrounding housing.
- Developers should be familiar with the main principles of target hardening.
- Clear signage and numbering on housing estates avoids confusion.

2.6. Places for Everyone (PfE)

Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan) for jobs, new homes, and sustainable growth. It has been prepared by the GMCA on behalf of the nine districts.

The plan determines the kind of development that takes place across the city-region, maximising the use of brownfield land and urban spaces while protecting green belt land from the risk of unplanned development. It also ensures all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.

PfE Policy JP-P1 (Sustainable Places)

Part 8 of the policy refers to safety and crime.

PfE Policy JP-C8 (Transport Requirements of New Development)

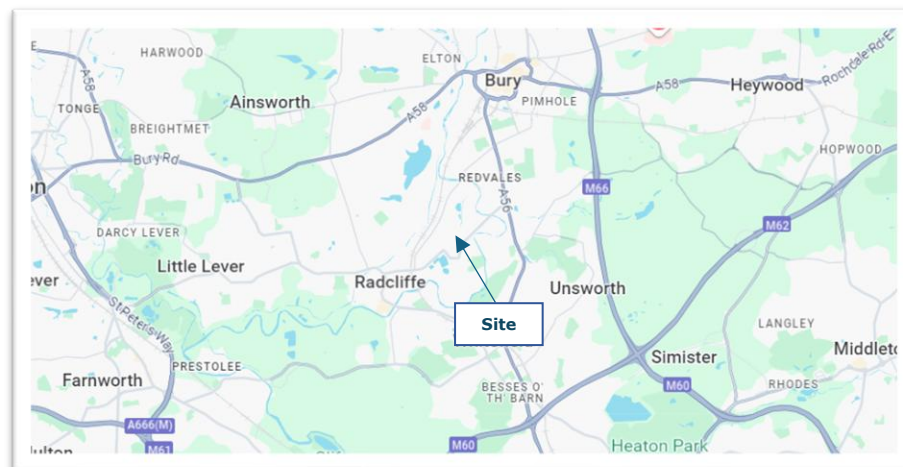
Part 1 of the policy refers to safe and secure access.

2.7. Secured by Design (SBD)

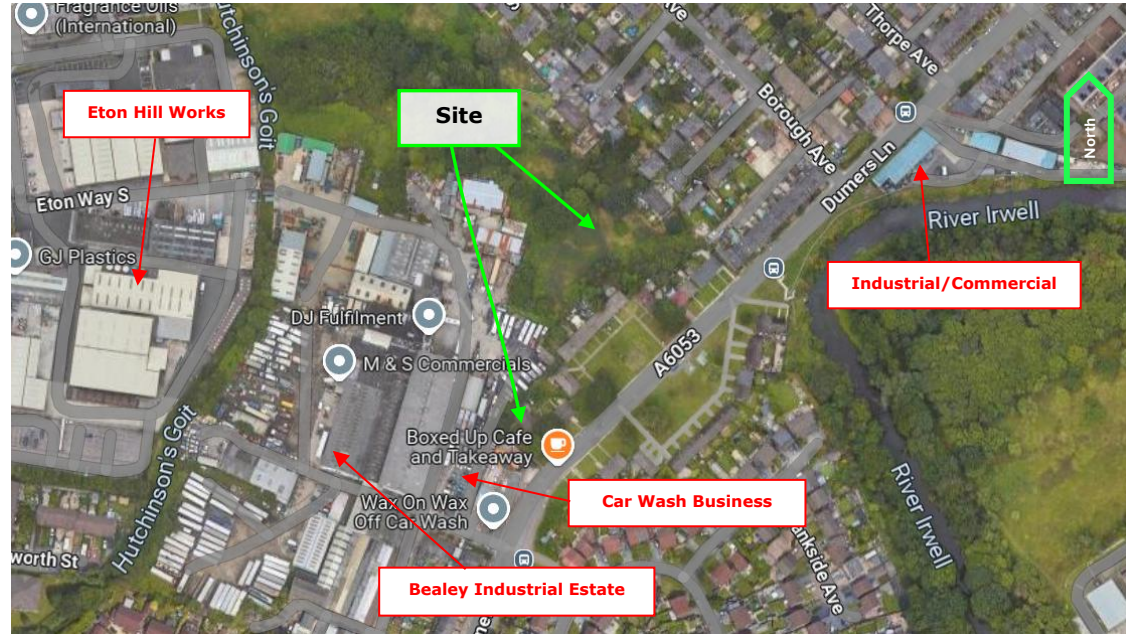
Established in 1989, SBD was previously owned by the Association of Chief Police Officers (ACPO) and is a police initiative to guide and encourage those engaged within the specification, design and build of, amongst other things, new homes, commercial premises, schools, and car parks to adopt crime prevention measures in their new development. Following the demise of ACPO, the Mayor's Office for Policing and Crime (MOPAC) took the opportunity to provide a home to Police Crime Prevention Initiatives (PCPI) on behalf of the National Police Service. Being a police organisation, they have close working links with the National Police Chief's Council (NPCC) and Police and Crime Commissioners. The advice has been proven to reduce the opportunity for crime and the fear of crime, whilst creating safer, more secure, and sustainable environments. SBD also acknowledges and licenses quality security products.

3. Environmental Visual Audit

- 3.1.** The development site, indicated approximately on the map opposite (*Source: Google*), lies within the town of Radcliffe, part of the larger metropolitan borough of Bury in Greater Manchester. The proposed development site is located approximately 3km south of Bury town centre, 8k east of Bolton and 11km north of Manchester city centre.
- 3.2.** Radcliffe has good road transport links with nearby access to the A56 and A58 which provide links to the M60, M62 and M66 motorways and the wider national motorway network. Dumers Lane is also a local bus route with stops near to the site.
- 3.3.** The proposed development site, partially heavily wooded green space along with industrial businesses including motorcoach storage on its southern portion, is bounded by established residential properties to the north, south and east, and Bealey Industrial Estate and open green space to the west.



- 3.4.** A site visit has not taken place on this occasion, but the consultant has visited the area previously, so photographs courtesy of Westchurch Homes have been used and an aerial view is also included to show other nearby landmarks and features.



Pic 1 shows the view looking south with the western perimeter of the proposed development site defined by the metal palisade fencing centre left of the picture.



Pic 2 shows the view looking north east towards the proposed development site with the western perimeter again defined by the metal palisade fencing running across the centre of the picture.



Pic 3 shows the view looking north with the western perimeter of the proposed development site again defined by the metal palisade fencing centre right of the picture.

The following photographs show general views across the proposed development site and where it borders the adjacent established residential properties on Seddon Avenue, Borough Avenue, and Dumers Lane on the north and south eastern sides of the site, and the industrial buildings of Bealey Industrial Estate in the north west corner.







4. Crime Statistics and Analysis

- 4.1.** Greater Manchester Police (GMP) provides policing service to the metropolitan area of Greater Manchester. The police force area covers 493 square miles in the north west of England. Although there are areas of great affluence, Greater Manchester has a high level of poverty. Around 2.8 million people live in an urban setting. This major conurbation includes Manchester and Salford, as well as the large surrounding towns. The residential population is ethnically diverse, with 16 percent from black, Asian and minority ethnic communities, and is increased by very large numbers of university students and the large numbers who visit, socialise in, commute into, or travel through the region. The transport infrastructure includes major rail stations and a major airport.
- 4.2.** Crime covers a wide range of offences, from the most harmful such as murder and rape through to relatively minor incidents of criminal damage or petty theft.
- 4.3. Crime Categories**
- **Anti-social behaviour (ASB)** - Includes personal, environmental and nuisance anti-social behaviour.
 - **All crime** - Total for all categories.
 - **Bicycle theft** - Includes the taking without consent or theft of a pedal cycle.
 - **Burglary** - Includes offences where a person enters a house or other building with the intention of stealing.
 - **Criminal damage and arson** - Includes damage to buildings and vehicles, and deliberate damage by fire.
 - **Drugs** - Includes offences related to possession, supply and production.
 - **Other crime** - Includes forgery, perjury and other miscellaneous crime.
 - **Other theft** - Includes theft by an employee, blackmail and making off without payment.
 - **Possession of weapons** - Includes possession of a weapon, such as a firearm or knife.

- **Public disorder and weapons** - Includes offences which cause fear, alarm, distress or possession of a weapon such as a firearm.
- **Public order** - Includes offences which cause fear, alarm or distress.
- **Robbery** - Includes offences where a person uses force or threat of force to steal.
- **Shoplifting** - Includes theft from shops or stalls.
- **Theft from the person** - Includes crimes that involve theft directly from the victim (including handbag, wallet, cash, and mobile phones) but without the use or threat of physical force.
- **Vehicle crime** - Includes theft from or of a vehicle or interference with a vehicle.
- **Violence and sexual offences** - Includes offences against the person such as common assaults, Grievous Bodily Harm and sexual offences.

4.4. The two sources of crime data in this document are:

1. Crime survey for England and Wales (CSEW) from the Office for National Statistics (ONS).

The Crime Survey for England and Wales (CSEW) includes crimes that are not reported to, or recorded by the police, but is limited to crimes against people resident in households and does not cover all crime types. The CSEW is a better indicator of long-term trends for the crime types and population it covers than police recorded crime because it is unaffected by changes in levels of reporting to the police or police recording practices. The CSEW gathers information from a sample rather than from the whole population. The sample is designed to be as accurate as possible given practical limitations such as time and cost constraints. Therefore, the estimates presented contain some uncertainty and are not precise figures, and this can have an impact on how changes in the estimates should be interpreted.

2. Police recorded crime.

Police recorded crime has wider offence coverage and population coverage than the CSEW. It is the primary source of local crime statistics and is a good measure of offences that are well reported to, and well recorded by, the police, including lower-volume crimes (e.g., homicide). In addition, the time lag between occurrence of crime and reporting results tends to be short, providing an indication of emerging trends. Police recorded crime excludes offences that are not reported to or not recorded by the police. Trends can be influenced by changes in recording practices, or police activity and public reporting of crime, making it difficult to make long-term comparisons. There are also concerns about the quality of recording and that crime is not recorded consistently across police forces or over time. Changes in recording practices have, over time, led to discontinuity in police recorded crime figures, with changes having a particularly large impact on the recording of violent crime over the last 10 years. Most recently, conduct crimes such as stalking and harassment, which were until May 2023 recorded in addition to the principal crimes, are now recorded as the principal offence if the conduct crime is considered to be the more impactful offence on the victim. As a result, offences that often occur alongside a conduct crime will no longer be recorded and will lead to a reduction in other offences typically disclosed as part of the conduct crime (e.g., malicious communications for a victim of stalking or harassment).

Crime against individuals and households has generally decreased over the last 10 years with some notable exceptions, such as sexual assault. The latest Crime Survey for England and Wales (CSEW) estimated 9.5 million incidents of headline crime (which includes theft, robbery, criminal damage, fraud, computer misuse, and violence with or without injury) in the survey year ending (YE) September 2024. This was 12% higher than last year's survey (8.5 million incidents in YE September 2023), mainly because of a 19% rise in fraud (to around 3.9 million incidents). This was similar to levels of fraud estimated in YE March 2020.

Experiences of domestic abuse, sexual assault, stalking and harassment among people aged 16 years and over are presented separately in our statistics as prevalence estimates (the proportion of all people who were victims in the previous 12 months). Over the last decade, there has been a gradual decrease in domestic abuse, but an increase in sexual assault. Latest estimates from the CSEW for YE September 2024 showed no statistically significant change in these experiences compared with YE March 2023, except for stalking:

- 4.5% of people aged 16 years and over had experienced domestic abuse in the last year (approximately 2.2 million victims).
- 2.8% (around 1.4 million people) had experienced stalking, a 0.6 percentage point decrease from 3.4% (1.6 million victims).
- 2.2% (approximately 1.0 million people) had experienced sexual assault.
- 9.0% had experienced some form of harassment (around 4.4 million people; this estimate is not comparable with the previous year).

In YE September 2024, police recorded 6.7 million crimes, which is the same as in the previous year. This is up from 4 million in YE March 2014. However, while increases over the last decade may include some genuine changes in trends in crimes that are reported to, and recorded by, the police, it will also be because of changes in police activity and recording practices. It therefore should not be used to say that overall crime has increased.

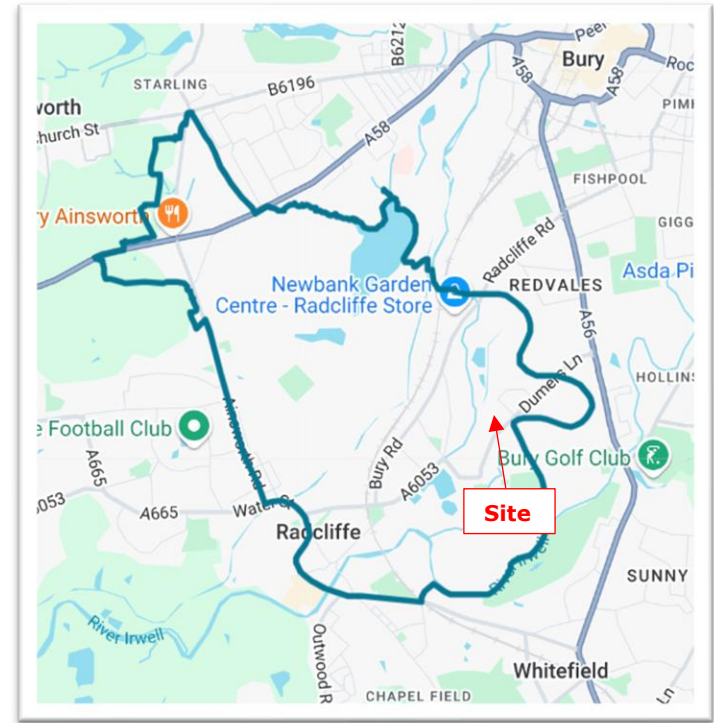
Although police recorded crime does not tend to be a good indicator of general trends in crime, it can give more insight into lower-volume, but higher-harm offences, reported to the police, including those that the survey does not cover or capture well. Data for YE September 2024 showed that:

- The number of homicides decreased by 4% (to 550 offences) compared with YE September 2023 (572 offences).
- Offences involving knives or sharp instruments increased by 4% (to 55,008 offences) compared with YE September 2023 (52,969 offences).
- Offences involving firearms decreased by 17% (to 5,372 offences) compared with YE September 2023 (6,499 offences).
- Robbery increased by 4% (to 82,347 offences) in comparison with YE September 2023 (78,865 offences).
- Shoplifting offences rose by 23% (to 492,914 offences) compared with the previous year (402,220 offences) and is the highest figure since current police recording practices began for the year ending March 2003.

Crime survey and police recorded crime data can therefore be used together to develop a more complete picture of crime.

4.5. The proposed development site lies within the Radcliffe East community policing area of the wider Bury Borough. The map below (Source: police.uk) should show the number of recorded crimes in the Radcliffe East community policing area during July 2024; however, it is not possible to provide current police recorded crime data due to GMP's crime recording failures and IT issues, this having been ongoing since July 2019. As a result of a Freedom of Information request some basic data has been provided by GMP which shows the number of recorded crimes between 1st September 2021 and 31st July 2024, with the following caveats:

- *In July 2019, GMP of the largest IT infrastructure changes in UK policing. The systems are in continual development and the data provided for this request is what the systems currently hold.*
- *This data contains crimes which occurred on the reported beat name 'Radcliffe East' with a created date between 01/09/2021 and 31/07/2024, excluding cancelled crimes. Further information about cancelled crimes can be obtained from the Home Office Counting Rules.*
- *We are aware of various system issues affecting committed at locations for new and migrated crimes (see below for details). These issues mean that data for a specific location may include crimes that did not happen in that location and/or exclude crimes that did.*
- *Some crimes do not have a beat code, which means that they cannot be mapped to other geographies e.g. districts.*
- *Some crimes have an incorrect beat code, which means that they are mapped to the wrong geographies.*
- *Some crimes do not have an address because e.g. the address has been recorded in a non-standard format or as map coordinates.*
- *The information marked 'X' has been exempted from disclosure under Section 40(2) Personal Information – this information constitutes personal data of an identifiable living individual, and to disclose this information would breach the principles of the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Personal data is defined by Section 1 of the Data Protection Act 1998 and means data that relates to an individual who can be identified directly or indirectly from that data.*



Offence	No. of recorded crimes			
	Sept 2021 – Aug 2022	Sept 2022 – Aug 2023	Sept 2023 – Aug 2024	Totals
All other theft offences	100	100	108	308
Bicycle theft	6	15	12	33
Business and community burglary	26	19	20	65
Criminal damage and arson	165	131	138	434
Fraud	0	0	X	1+
Homicide	0	X	0	1+
Miscellaneous crimes against society	43	26	40	109
Other sexual offences	30	29	34	93
Possession of drugs	40	28	29	97
Possession of a weapon	24	24	23	71
Public order	266	240	170	676
Rape	13	17	24	54
Residential burglary	86	61	63	210
Robbery of business property	X	X	X	1+
Robbery of personal property	33	21	26	80
Shoplifting	39	39	40	118
Stalking and harassment	285	329	273	887
Theft from the person	17	9	10	36
Trafficking of drugs	19	70	42	131
Vehicle crime	126	99	74	299
Violence with injury	169	149	149	467
Violence without injury	263	277	266	806
Total number of recorded crimes	1750+	1683+	1541+	4974+

Based on the above statistics, over the 3 year sample period, levels have remained fairly consistent, showing a slight downward trend year on year, with violent crime, both with or without injury (1273 recorded crimes), stalking and harassment (887), and public order (676), being the main issues. Opportunistic and acquisitive crimes relating to residential areas such as vehicle crime (299), residential burglary (210), and some of the criminal damage offences (434) were also recorded in the area, but vehicle crime is the only one of these three crime types which appears to be on a yearly downward trend, with the others remaining fairly consistent. It is not known exactly how many, if any, of these incidents occurred close to the proposed development site.

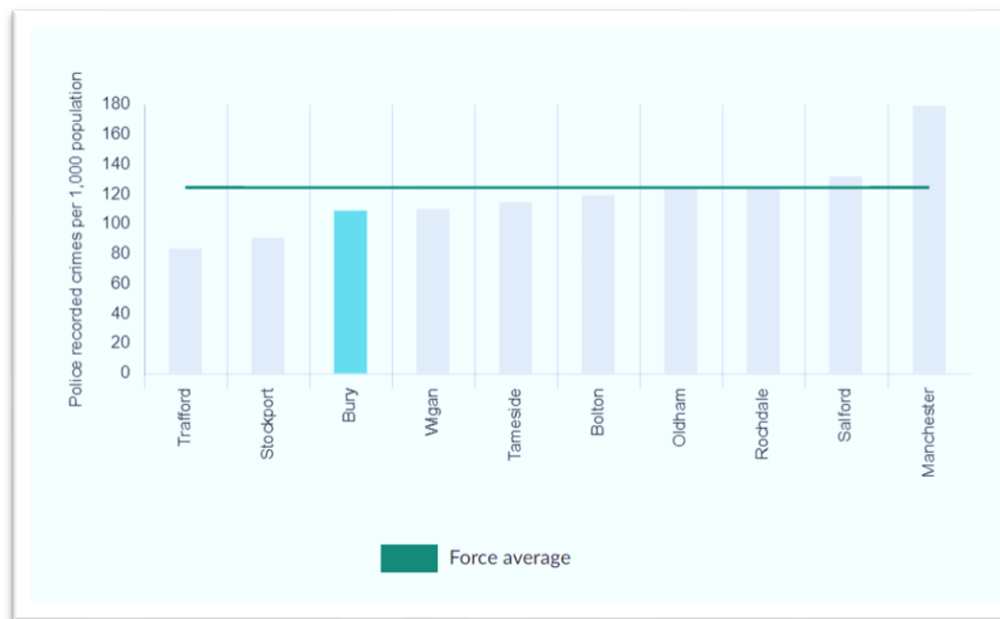
- 4.6.** Previous daytime weekday visits to this area revealed the general area to be a quiet, and non-threatening environment.
- 4.7.** In addition to the above statistics, it is likely that ASB incidents are and have been an issue in the Radcliffe East community policing area, as is the case in other parts of the GMP area, and in fact other parts of the country. ASB is recorded and made up of 3 elements:
- Personal
 - Nuisance
 - Environmental

Personal ASB is incidents that are deliberately targeted at a particular individual or specific group or are aimed at having an impact on a particular individual or specific group rather than the community at large. It includes incidents that cause concern, stress, disquiet, or irritation through to incidents which have a serious adverse impact on someone's quality of life. At one extreme of the spectrum, it includes minor annoyance; at the other end it could result in risk of harm, deterioration of health and disruption of mental or emotional well-being, resulting in an inability to carry out normal day to day activities through fear and intimidation. It would not, however, include random acts of ASB which are not clearly aimed at a specific individual: e.g., the random throwing of flour or eggs at Halloween or the throwing of snowballs providing that no harm was intended or caused.

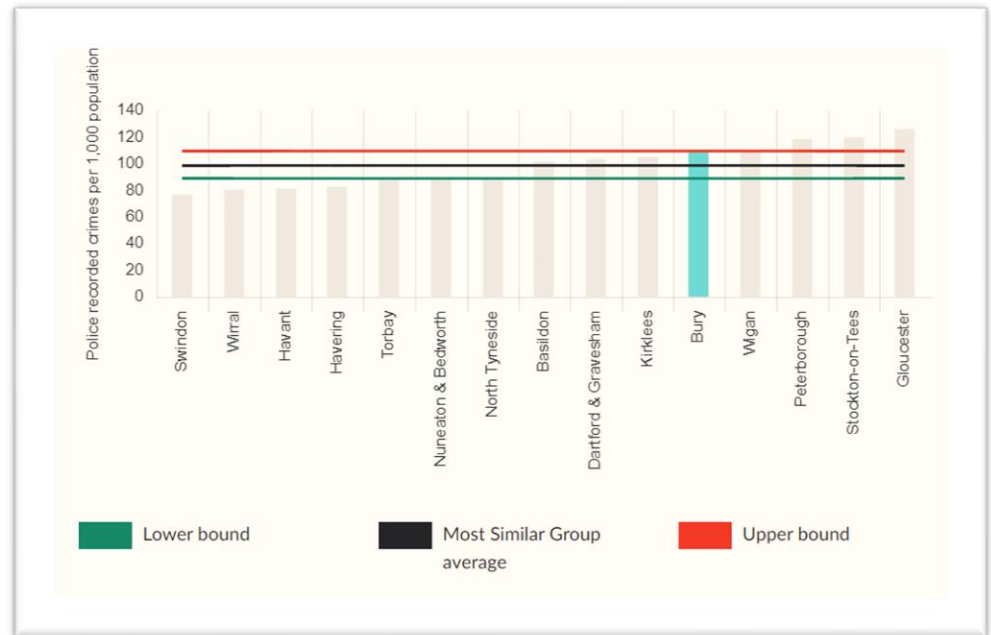
Nuisance ASB captures those incidents where an individual or group causes trouble, annoyance, inconvenience, offence or suffering to people in the local community in general rather than being deliberately targeted at specific individuals or groups. It includes incidents where behaviour goes beyond the conventional bounds of acceptability and impacts on the quality of life of individuals and communities. Just as individuals will have differing expectations and levels of tolerance so will communities have different ideas about what goes beyond tolerable or acceptable behaviour within their communities.

Environmental ASB deals with the interface between people and places. It includes incidents and inconsiderate actions which have an impact on the surroundings including the natural, built, and social environments. This category is about encouraging reasonable behaviour whilst managing and protecting the various environments so that people can enjoy their own private spaces as well as shared or public spaces.

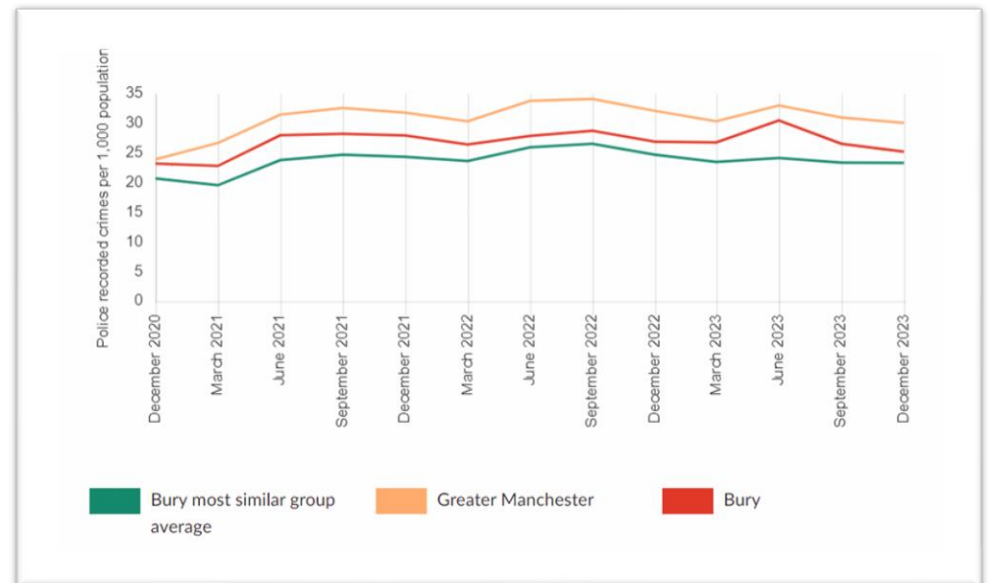
- 4.8.** The chart opposite shows a comparison of the crime rate in the Bury Borough to the average crime rate across the GMP force area. It shows the total number of crimes over a twelve month period per thousand residents, for all types of crime in the year ending December 2023 (Source: Office for National Statistics (ONS)). The green line represents the GMP Force average, and it can be seen that Bury sat at the lower end of the ten local authority areas, below the Force average at just over 109 crimes per 1000 of the population.



4.9. The chart opposite compares the crime rate in the Bury Borough policing area to the average crime rate across similar policing areas in England and Wales in the year ending December 2023. It shows the total number of crimes over a twelve month period per thousand residents, for all types of crime. Where an area lies in relation to the red and green lines is more important than its rank among similar areas. Bury's rate was about the same as the most similar group average. The different areas shown in this chart are those that have been assessed to be most similar to Bury, however, the circumstances within these areas do still vary and these variations can have an impact on the crime rates observed (Source: ONS).



4.10. The chart opposite shows crime changes over time in Bury, the GMP Force area and similar areas. In the quarter ending December 2023 crime rates were down in Bury and down across the GMP Force area compared with the corresponding quarter in 2022. The chart shows the quarterly crimes per thousand residents over a three year period. It should be noted that some crime types have distinct seasonal patterns, and this should be borne in mind when viewing the chart.



- 4.11.** The majority of the crime statistics within this document are from Greater Manchester Police, however, not all the crimes that occurred can be listed because they cannot be mapped to a specific location. The statistics adequately serve the purpose of providing an oversight and overall crime risk assessment of the area surrounding the site; however, they lack some of the detail of the Force's own statistics due to the Data Protection Act 2018 and the General Data Protection Regulation. Though the statistics do not document the modus operandi (M.O. - how criminals commit offences), these do in fact tend to change regularly even if the types of crime do not, so what is current in the area at the time of compiling this CIS, for example, burglaries committed by force to a rear door, or criminal damage committed by smashing windows, would not necessarily be the M.O. in the area when the development is completed. Crime patterns change regularly, so any crime prevention advice provided should always be on a 'worst case scenario' basis in order to cover all eventualities.
- 4.12.** To summarise, from the available data crime levels over a 3 year period in the community policing area in which the proposed development site is located have remained fairly consistent but showing a slight downward trend. Violent crime has been by far the main issue. This matches the trend across the wider GMP Force area. In the wider Bury Borough, recorded crime levels were lower than the Greater Manchester Force average, sitting third best of the ten local authority areas, and with levels down on the corresponding quarter in 2022. Anyone with an interest in the proposed development and local area should not become complacent though because realistically, no crime is acceptable. There is no evidence to suggest that the introduction of this small residential apartment scheme will cause an increase in crime, but it is a possibility, hence the need to plan for this and introduce effective crime prevention measures into the scheme. Due to budgetary constraints, it is more important than ever that the police and local authority are assisted in their attempts to reduce crime and anti-social behaviour. The crime prevention measures proposed and recommended for this development will assist in this aim.

5. Proposed Site Use

- 5.1.** The proposal is for a new residential scheme of 77 no. new homes consisting of detached, semi-detached and terraced type housing, apartments, car parking, and associated landscaping.
- 5.2.** Vehicles and pedestrians will access the site from Wild Street.

6. Risk Assessment

- 6.1.** The typical security and safety issues for a development of this nature are:
- Anti-social behaviour and public order incidents inc. neighbour disputes.
 - Burglary including bogus callers and distraction burglaries.
 - Theft including of/from motor vehicles and of bicycles.
 - Criminal damage to dwellings and vehicles.
 - Theft, criminal damage and ASB during the construction phases.

- 6.2.** Unfortunately, there are many crimes which occur during the construction phase of a development; the most significant include theft of plant equipment, materials, tools, and diesel fuel. SBD recommend that security should be in place prior and during the construction phase (Further info at [securedbydesign.com](https://www.securedbydesign.com) – Construction Site Security Guide 2021). Site security should include:
- Robust perimeter fencing of the site and a monitored alarm system (by a company or individual who can provide a response) for site cabins and those structures facilitating the storage of materials and fuel.
 - The name of the contractor and signage with an emergency contact telephone no. should be displayed at several places on the perimeter fencing which will allow the public to report suspicious circumstances.
 - Mobile or part time CCTV systems can be used as an effective aid to the security of a site and can act as a deterrent to criminal activity.
 - Control of pedestrian and vehicular access.
 - Maintaining a clean and tidy site so as to prevent any accessible debris being used by vandals.
 - Contractors who provide site security during the construction phase should be Security Industry Authority (SIA) Approved Contractors Scheme (ACS) compliant.

7. Security Strategy

- 7.1.** Crime Prevention advice has been provided to the designers of the scheme, in addition to the clients, by utilising SBD and CPTED principles in conjunction with long term practical policing knowledge and crime pattern analysis. SBD Residential (Homes) guide 2025 has also been used as a point of reference (see www.securedbydesign.com). The recommended and proposed security measures are based on Proposed Site Layout Drawing No. SL01 Rev. C dated August 2024, and Boundary Treatments Layout Drawing No. BT01 Rev. # and Proposed Site Layout Drawing No SL01 Rev. G both dated February 2025.
- 7.2.** The overall aim is to achieve a suitable and sensible level of security for the entire site including building shells, and to introduce appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the developments in order to deter criminal and anti-social behaviour. The crime prevention measures therefore recommended for this scheme comply with the ARC principle in that they are appropriate, realistic, and cost effective.
- 7.3.** Approved Document Q (ADQ), which SBD has welcomed as it introduces a security element into the Building Regulations, applies to all new dwellings and creates security requirements in relation to doors at the entrance to a building; ground floor, basement, and other easily accessible windows; and any easily accessible roof-lights. The requirement is that the product must be shown to have been manufactured to a design that has been tested to an acceptable security standard. In this instance, doors, including apartment entrance doors, should ideally meet SBD standard PAS 24/LPS 1175 or ADQ as a minimum and be fitted with multipoint locking systems including anti-bump, anti-pick cylinders or equivalent. Windows should be internally beaded and fitted with lockable handles. Safety glass, laminated or toughened, should be fitted in any glazed window panels below 800mm and glazed door panels within 1.5m of finished floor level. All these measures would be adequate for the crime risk identified.

7.4. Perimeter security

- 7.4.1.** SBD Residential (Homes) guide 2025 recommends 1.8m high fencing.
- 7.4.2.** The western perimeter, with the exception of a small portion in the north west corner of the site will consist of 3m high acoustic fencing. The portion on the western side of Plots 49 and 50 will be 1.8m high concrete post and timber fencing, but if this fencing is the type which features 'slot in' panels, then they should be secured so as to prevent lifting.
- 7.4.3.** The eastern perimeter will feature 1.8m high concrete post and timber fencing. If this fencing is in addition to the existing treatments seen in the previous photos, then it should be erected just inside these treatments so as not to create areas of 'no man's land', however, if it replaces the existing treatments completely then this is acceptable, but the recommendation at para 7.4.2. regarding securing panels also applies here. Some of the existing treatments to the rear gardens of adjacent residential properties on Borough Avenue and Dumers Lane will remain, but if it is later discovered that this fencing is in a poor state of repair then this too should be replaced/supplemented with the 1.8m high concrete post and timber fencing.
- 7.4.4.** The southern perimeter on Wild Street will consist of the site entrance, and Plot 1 and its rear garden, which will be side onto and set back behind a pavement and small landscaped area overlooking Wild Street.
- 7.4.5.** The above measures are adequate for the crime risk.

7.5. Layout and Landscaping

- 7.5.1.** In the main, dwellings will be laid out overlooking the street and parking spaces which will aid security and increase surveillance opportunities by way of active frontages to the properties.
- 7.5.2.** Pedestrian and vehicular routes around the development will be well defined by way of pavements and shared surface treatments and be as straight as possible to prevent hiding places.
- 7.5.3.** Rear and sub-divisional fencing to gardens will be 1.8m high concrete post and timber fencing, and again, if this fencing is the type which features 'slot in' panels, then they should be secured so as to prevent lifting.
- 7.5.4.** Front gardens should be landscaped by way of low evergreen box hedging or similar where possible in order to demarcate defensible space and allow for dwelling frontages to be open to view as per SBD guidelines.
- 7.5.5.** Any trees within the site at the front of properties should be pruned up to a minimum height of 2m thereby maintaining a clear field of vision around the site, and trees should not mask lighting columns nor become climbing aids into rear gardens.

- 7.5.6.** Car parking will be in curtilage or on street in well overlooked spaces at the front of the properties. The parking spaces at the rear of Plots 4-6 are not overlooked, however, they are located near the site entrance in an active location. due not particularly benefit from. The western end of the apartment block should ideally feature a first floor gable window to provide overlooking of the parking spaces.
- 7.5.7.** Access to rear gardens, including any rear access paths, i.e. those serving Plots 10, 17, 20, 23/24, and 57/58, should include self-locking and self-closing gates a minimum of 1.8m in height, fitted level with the front/side building line, so that they are in view of the street. This may necessitate the need for a shared gate, in order to prevent unrestricted access to rear garden fences of multiple properties, and in order to prevent a hiding place, unless they restrict access to utility meters. Such meters should ideally be accessible to the utility companies without the need to seek access from the householder as this removes the possibility of bogus official type offences. The fitting of Smart meters also removes the need for access.
- 7.5.8.** Permeability is always a sensitive issue because it should not compromise the security of the overall development or allow criminals legitimate access. As there is only one proposed way in and out of the site it effectively becomes one large cul-de-sac where anyone other than residents seen loitering should raise suspicions and deter criminals because they like to operate unseen where there are a lack of surveillance opportunities.

7.6. Lighting

- 7.6.1.** Good street lighting is essential for a number of reasons, not least in order to prevent crime and the fear of crime. Street lighting levels to adopted highways and footpaths should meet BS 5489-1:2020. Care should be taken when locating street lighting columns so that they do not become climbing aids, and they should be installed to provide the best spread of light without creating shadows. Lighting should not conflict with landscaping and be resistant to vandalism.
- 7.6.2.** Lighting should also illuminate all front doors of dwellings, to allow for house number and caller identification in addition to enhancing natural surveillance.

7.7. Security systems

- 7.7.1.** Even though most home security systems are now wireless technology, a 13 amp non-switched fused spur, as recommended by SBD, should also be installed. This will allow purchasers to choose whether or not they have an intruder alarm fitted and where it is located within the property, effectively removing the standardised location of wired systems within each individual property, frustrating both opportunist criminals and those who may have viewed properties when initially advertised for sale, in order to discover where that and other security measures are located.

7.8. Apartments

- 7.8.1.** Bin stores should be lockable and located away from the building facades.
- 7.8.2.** A lockable cycle store should be located in a well overlooked active location, and it should contain approved steel racks or 'Sheffield' style hoops for cycle storage, preferably SBD approved.

8. Conclusion

- 8.1.** This development will be consistent with current principles of the National Planning Policy Framework and will have adopted the principles of Secured by Design and Crime Prevention through Environmental Design.
- 8.2.** Recorded crime levels over a 3 year period in the community policing area in which the proposed development site is located have remained fairly consistent, showing a slight downward trend. Violent crime has been by far the main issue, matching the trend across the wider GMP Force area. In the wider Bury Borough, recorded crime levels were lower than the Greater Manchester Force average, sitting third best of the ten local authority areas, and with levels down on the corresponding quarter in 2022. It is difficult to predict whether crime levels in the area will continue at previous levels, or whether they will worsen, reduce, or transfer to the site when development is completed. Without wishing to increase the fear of crime, guarantees cannot be given that the development itself will not suffer incidents of crime and anti-social behaviour, however, all reasonable efforts to mitigate and discourage this have been taken in the design, layout, and proposed landscaping, thus minimising the vulnerability of the development to crime and anti-social behaviour.
- 8.3.** The crime prevention measures recommended and proposed for this sustainable development are appropriate and adequate for the perceived crime risk and should satisfy the requirements of Bury Borough Council's local planning policies and strategy because they take into account the need to reduce crime and anti-social behaviour, and the fear of it, and the high quality design of the development clearly creates a sense of place that enables people to identify with their surroundings or locality, and be and feel safe, without creating a fortress type development.
- 8.4.** The development will also include clearly defined and well-lit private and semi-private spaces and well defined routes which will benefit from natural surveillance.



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