



CRIME IMPACT STATEMENT

Jackson Fold Farm, Pilsworth Road

7 No. Houses & 11 No. stables

FOR: Mr Paul Warner

VERSION A: 25/09/2022

REFERENCE: URN2023/0479/CIS/01

Greater Manchester Police

designforsecurity

Jackson Fold Farm, Pilsworth Road

URN2023/0479/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. Further consideration should be given to the following points:

- The rear of the dwellings should be restricted with a lockable gate.
- Parking spaces and the stables area should be ambiently illuminated to deter misuse.
- Consideration should be given to restricting access to the stables car park at night to prevent antisocial/criminal activity.
- The dwellings should be built to Secured by Design standards to ensure a high level of security is achieved.

Additionally, there are a number of recommendations made in section 3.3 of this report which would enhance the security of the development and it is highly recommended that these are considered for the proposed units and the wider outline proposals.



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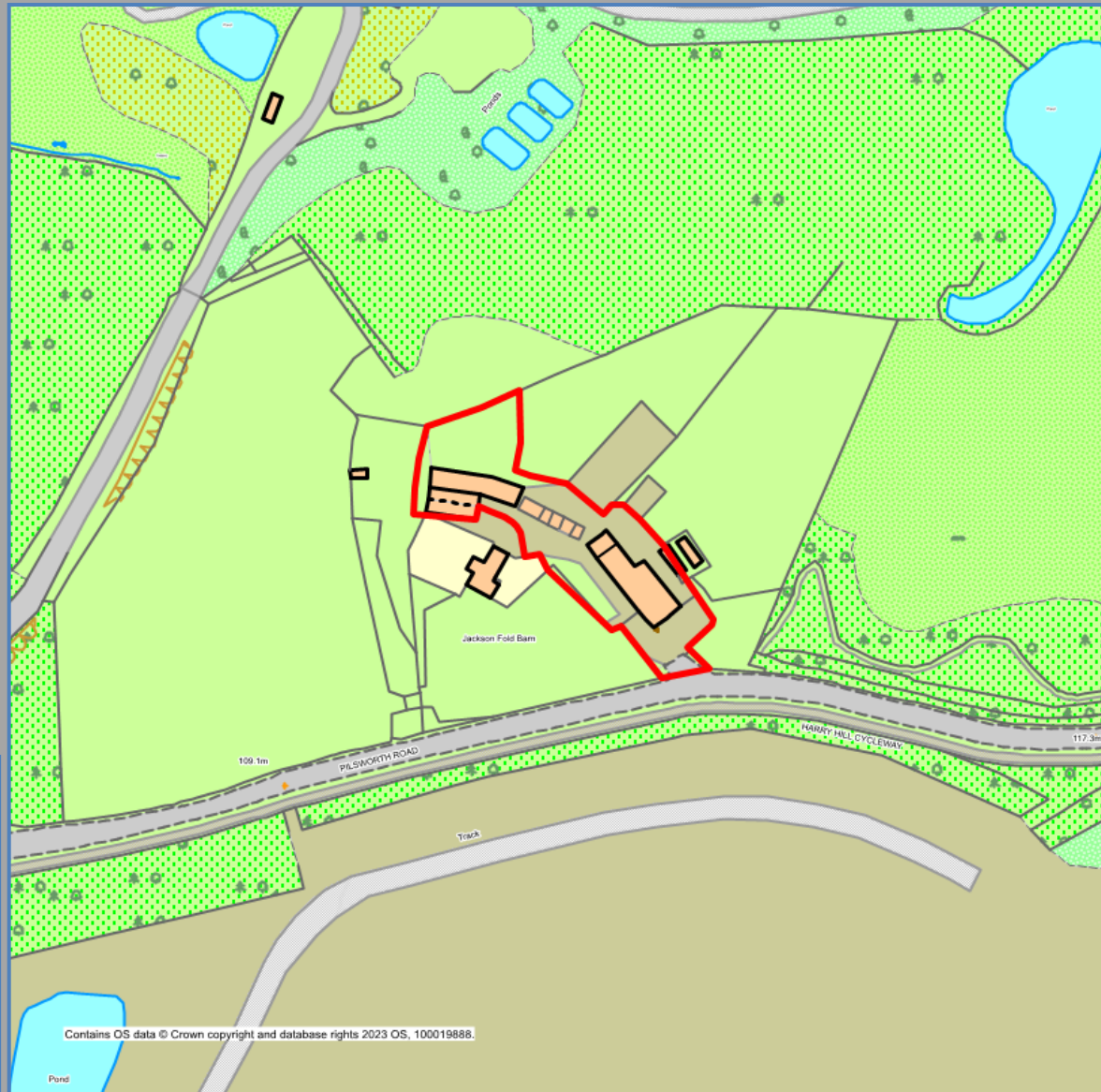
1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the Pilsworth area within the metropolitan borough of Bury.

The site is positioned on Pilsworth Road between the M66 junction 3 to the West and Heywood Distribution Park (Moss Hall Road) to the East. The site is accessed from Pilsworth Road which the site is positioned to the North.

The site is currently occupied with a house, multiple outbuildings, and stables. There is a commercial premises on site, Farmyard Spa's.

The site is positioned in relative isolation to other more residential areas, such as Hollins Village to the West and more residential areas of Heywood to the West.



2 Crime Statistics & Analysis

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

2.1 Crime Summary

Recorded Crime within 1500m of 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
6	9	46	182	40	<5	<5	24	10	<5

- 2.1.1 The overall rate of crime over the past 12 months has been low for Bury district, which is to be expected given the site's location. Less serious wounding, theft and criminal damage have been the most common offences taking place, with a small hotspot of offences occurring in the commercial properties to the west of the proposed site. Assaults, harassment and public order offences have been the highest recorded less serious woundings taking place, with disputes between customers and known associates most commonly reported. Criminal damage against vehicles has accounted for most of the criminal damage offences taking place, whereby offenders have used objects to smash glazing in the windows. Theft offences have mainly involved items such as mobile phones, purses and wallets being removed from the person. Offenders have used pickpocketing and distraction methods in order to obtain the personal belongings, as well as targeting bags or items left unattended on benches and tables.

2.2 Common Local M.O.s (Modus Operandi)

- 2.2.1 Forcing open secure windows and doors (mostly located to the front of the property) using bodily pressure and implements in order to gain entry to the property.

Possible Solution - All external door sets should be certified to a burglary resistant standard (see section 4.1). Rear doors should be positioned within the secure rear boundary to restrict access to residents. Ground floor and easily accessible windows should be certified to a burglary resistant standard (i.e. BS PAS 24)

- 2.2.2 Exploitation of insecure windows and doors, mostly to the rear of the property.

Possible Solution - Front doors should have split spindles or a fixed external handle so then cannot be opened from outside without a key. Rear doors should be positioned in secure rear gardens with appropriate boundary treatments. Ground floor windows should have restrictors installed so that they cannot be opened from the outside if left insecure.

- 2.2.3 Breaking glazing in windows and doors (mostly to the rear of the property), using implements.

Possible Solution – All ground floor glazing should include a pane of laminate glazing to prevent it from being easily smashed or shattered to gain entry (see section 4.3).

2.3 Risk Factors

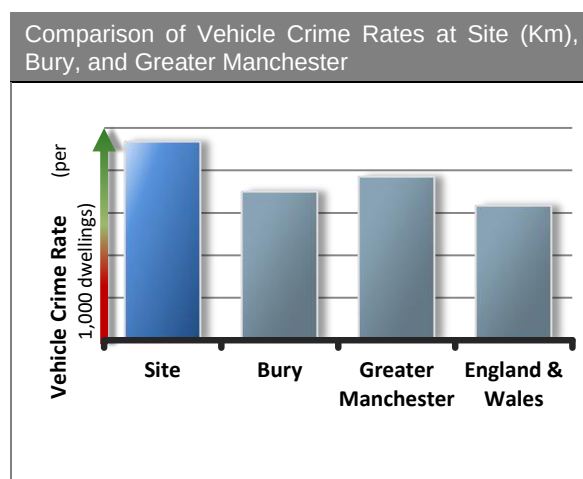
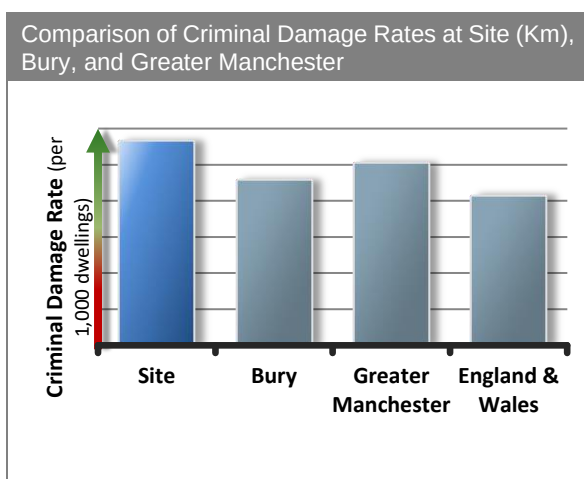
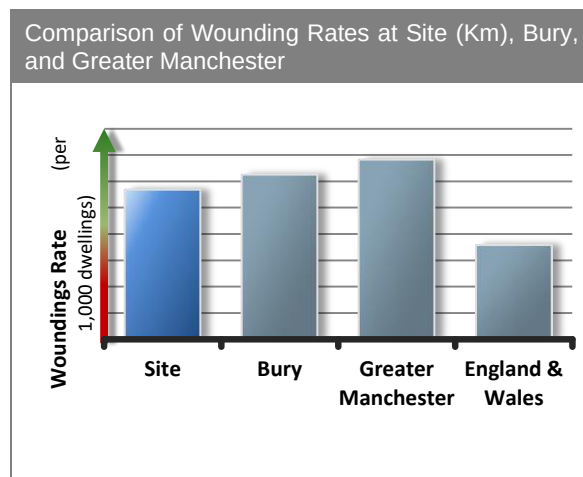
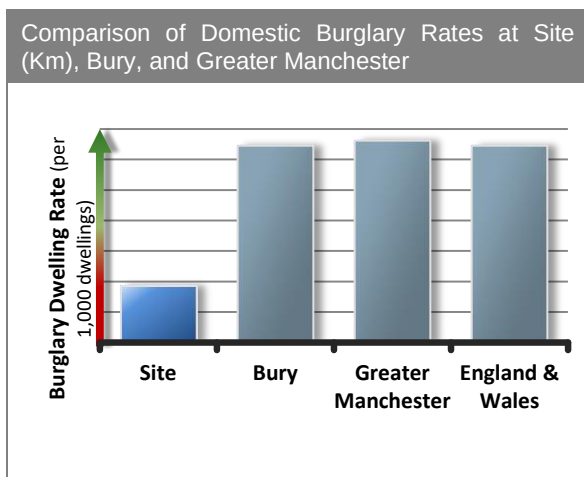
The typical security risks for a development of this nature are:

- Domestic burglary
- Theft from gardens, sheds or garages
- Criminal damage to dwellings and vehicles
- Theft of, or from, vehicles
- Bogus callers and distraction burglary
- Anti-social behaviour
- Neighbour disputes

- Theft and criminal damage during the construction period
- Unauthorised access to private spaces

2.4 Crime Rate Comparison

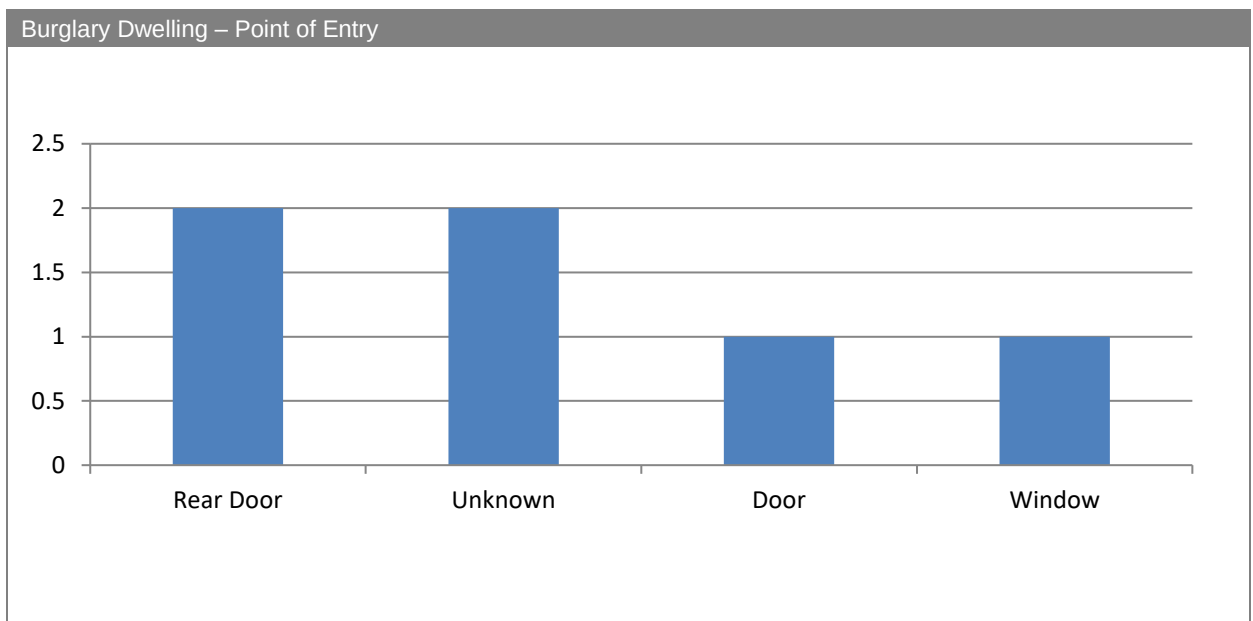
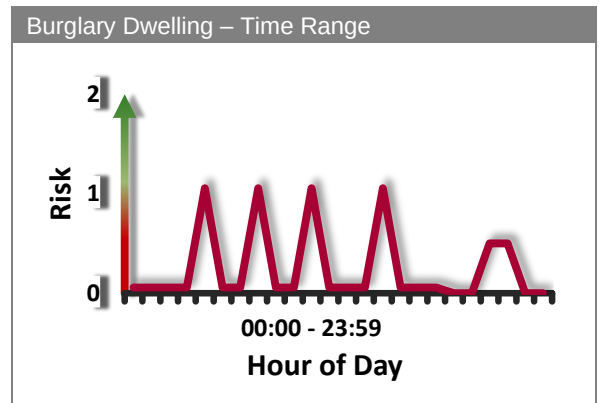
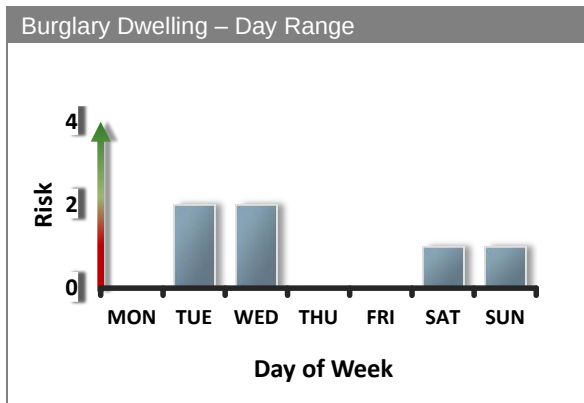
The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2017.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **71% lower** than Bury as a whole, **72% lower** than Greater Manchester and **71% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **9% lower** than Bury as a whole, **17% lower** than Greater Manchester and 59% higher than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **24% higher** than Bury as a whole, **12% higher** than Greater Manchester and **36% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **34% higher** than Bury as a whole, **21% higher** than Greater Manchester and **47% higher** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

The data below relates to domestic burglaries committed within 500m of the site.



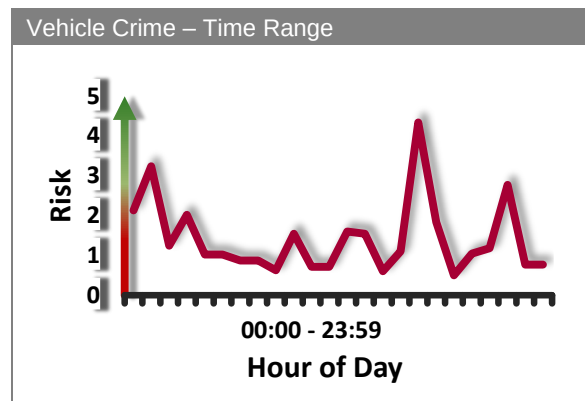
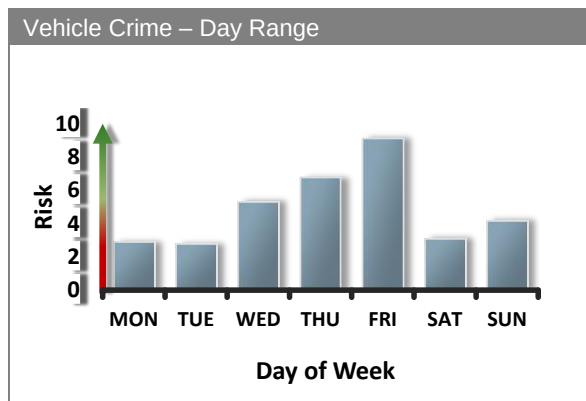
2.5.1 **Day/Time Range:** The risk of domestic burglary is low throughout the week, with a small peak on Monday in the morning (07:00-08:00). Offenders often target properties at this time when it is often dark and there is less footfall in the area, giving them the perception that they are less likely to be caught or identified.

2.5.2 **Point of Entry:** In the local area the following entry points and MO's have been utilised most frequently:

- In cases where the entry point has been recorded as "unknown", it is likely that the offender has exploited insecure windows or doors.
- Forcing open secure windows and doors using bodily pressure and implements.
- Smashed glazing in windows and doors.

2.6 Vehicle Crime: Risk Analysis

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



- 2.6.1 **Day/Time Range:** The risk of vehicle crime peaks on Friday in the afternoon (16:00-17:00). Offenders tend to target vehicles in the afternoon during the working week when they are often left unattended and out of sight of the owner for long periods of time while they are at work, creating a perceived low risk opportunity.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 Conversion of existing barn to create 6 no. dwellings with new rear orangeries, gardens and parking provision to suit and redevelopment of existing cottage/stables into 1no. dwelling. Erection of 11 no. replacement stables with gardens, shared access, and car parking.

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 Car parking will be provided for all dwellings, these will typically be positioned to the front of the houses which will allow residents to view their parked vehicles. Vehicles parked in driveways are less likely to be targeted than those parked on streets or in parking courts.
- 3.2.2 Front doors are generally positioned in prominent locations where they can be overlooked from the street allowing residents to view any potential threats on approaching their property. Houses in the development typically overlook other houses.
- 3.2.3 Bins will be stored in rear gardens, reducing the potential for misuse (such as accessing upper floor windows or flytipping).
- 3.2.4 All rear gardens will be appropriately defined with an appropriate boundary treatment, reducing the potential for intrusion.
- 3.2.5 The proposed dwellings are free from recessed areas, or similar, which could potentially hide an offender from view.

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 passageway that provides access to the rear gardens of plots no. 1 – 6 should be restricted to residents with a full height lockable gate. The gate should be of robust construction (i.e. metal railings), be self-closing, and self-locking, so that it cannot be left insecure. If this passageway is not secured it will allow offenders to access the rear boundaries or these houses without being seen.

-
- 3.3.2 Consideration should be given to installing an arm barrier, or gates, to the entrance of the stables to prevent illicit access to the stables and associated parking area, to prevent misuse of this space.
 - 3.3.3 There should be ambient lighting to the resident's car parking spaces and to the stable's car parking area, to deter offenders from targeting parked vehicles when it is dark.
 - 3.3.4 Due to the relatively isolated nature of the development it is highly recommended that the proposed dwellings are fitted with intruder alarms.
 - 3.3.5 It is recommended that the dwellings are built to Secured by Design standards to ensure an appropriate level of security.

4 Physical Security

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.

4.1 Doors

- ☐ Front and rear doors to dwellings must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, or LPS 2081 SRA
- ☐ Any external French/double doors or sliding doors must be compliant with and certified to BS PAS 24.
- ☐ Front doors to properties should have fixed external handles or split spindles, meaning access is only possible with a key.
- ☐ Front doors should have either fixed sidelights or door viewers.
- ☐ Chain limiters are recommended but not generally essential.
- ☐ Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.

4.2 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

4.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

4.4 Alarms

- ☐ If an alarm is installed then it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ☐ If an alarm is installed, it should be linked to contacts on all external doors and PIR detectors should cover all ground floor rooms with windows.
- ☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

4.5 Boundaries

- ☐ Rear boundaries should generally be 1800mm high and of close boarded timber construction. It is recommended that the top 300mm consist of trellis structure.

- ☐ Rear boundaries that are adjacent to public space should have a masonry (or other hardwearing) base, with timber fence above to a total height of 2100mm. It is recommended that the top 300mm consist of trellis structure.
- ☐ Sub-divisional rear boundaries may be as low as 1500mm.
- ☐ The fronts of properties should be demarcated by low boundaries such as planting and/or railings to an approximate height of 1000mm.
- ☐ Any low boundaries that adjoin high boundaries should have transition panels/sections to prevent the low boundary being used as a climbing aid over the higher.
- ☐ Gates into the rear curtilage of dwellings should be in keeping with the height of adjacent boundary treatments and incorporate either:
 - A pad lockable bolt to the midpoint of the internal face, or
 - A key operable deadlock

4.6 Lighting

- ☐ External lighting must be provided to the front and rear of dwellings, operated by photoelectric cell/daylight sensor (manual override is also permissible).
- ☐ Parking spaces at the side/rear of dwellings should be illuminated.
- ☐ Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high- and low-pressure sodium bulbs.
- ☐ Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.
- ☐ The proposed access road should be illuminated to adoptable standards.

4.7 Other

- ☐ Meter cupboards should be located to the fronts of properties only, not in the private areas.

5 Construction

- 5.1.1 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.
- 5.1.2 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).

6 Useful References

6.1 Secured by Design (SBD)

- 6.1.1 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
14/09/2023	Charlotte Sumner	CIS application received
05/10/2023	Charlotte Sumner	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
2239-L01	Location plan		
2239-P01	Proposed site layout A		
2239-P02	Proposed barn plans A		
2239-P03	Proposed barn elevations		
2239-P04	Proposed 3d views		
2239-P05	Proposed cottage plans		
2239-P06	Proposed cottage elevations		
2239-P07	Proposed stable plans		
2239-P08	Proposed stable elevations		
2239-S01	Existing barn plans		
2239-S03	Existing barn plans elevations		
2239-S04	Existing structures to be removed extended plan		
2239-S05	Existing cottage plans and elevations		
2239-S06	Stable plan and elevations		
2239-S10	Existing site layout		

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		