



NORTHEGE

Crime Impact Statement

Unit 1, Bridgefield Street, Radcliffe, Manchester, M26 2SG

Prepared By:

Northedge Architecture

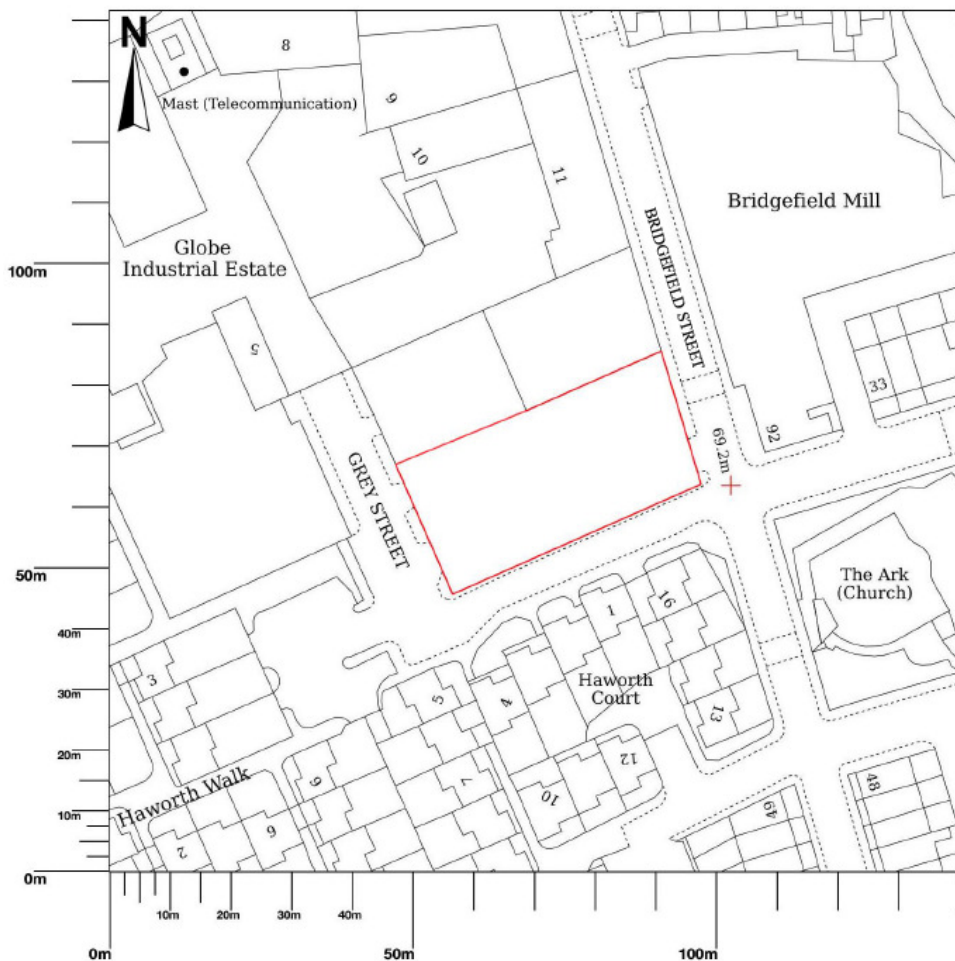
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Introduction

This statement is prepared to support the application for

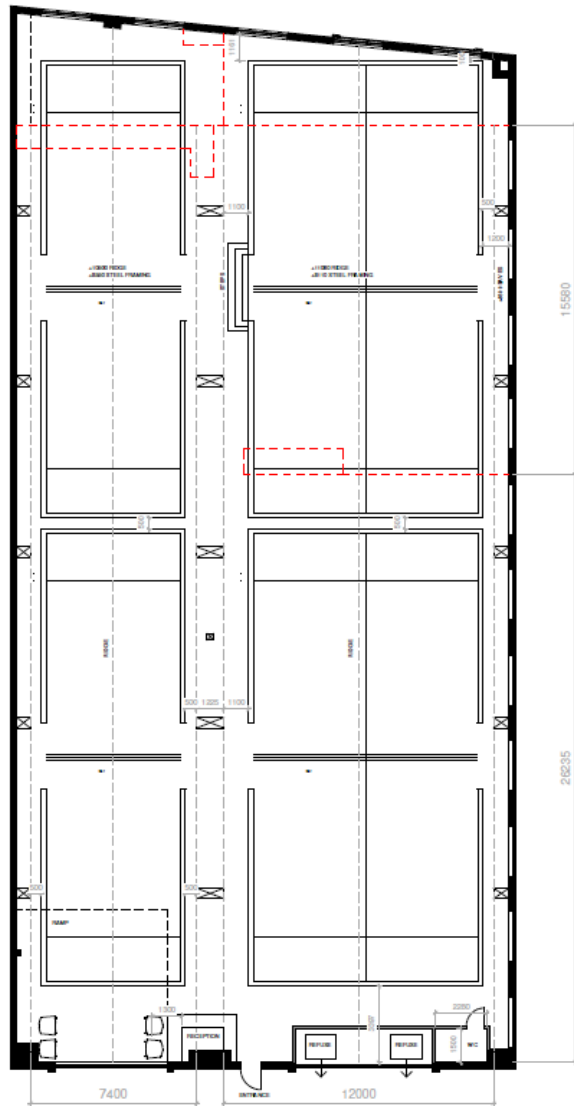
Temporary change of use from warehouse/storage to an
indoor padel sports facility (Class E) for a period of 3 years,
to include reception, toilets/changing facilities and
associated internal works

The site is an existing vacant industrial unit which is bound by Bridgefield Street and Grey Street to the rear.
There is a mix of predominantly industrial, mixed use, community and residential properties in the area.



Proposal

The scheme is for 2 double and 2 single padel courts with associated reception and refuse storage. It is single storey internally with a vaulted high ceiling as required by the sport.



Assessment of Existing Site

The application site comprises an existing warehouse building within an established commercial and industrial area.

Such areas can typically experience periods of low activity outside standard working hours. However, this is on the fringe of a residential area whereby there is greater natural surveillance and activity levels.

Brining an active leisure facility will increase the flow of people coming and going from the site which will in turn improve visibility of users.

Management of the Site

The proposed development is a managed indoor sporting facility operating on a structured, booking-based model.

Key characteristics include:

- Staffed operation during opening hours
- Controlled access via booking systems
- Regular turnover of users throughout the day
- A broad user demographic, including individuals, groups, and organised sessions

The use is not associated with activities that typically give rise to anti-social behaviour.

Crime Prevention and Design

The proposal aligns with the principles of Secured by Design and good practice in crime prevention through environmental design (CPTED), including:

- Active use of the building, increasing natural surveillance
- Regular footfall and activity, reducing opportunities for crime
- Clearly defined access points, allowing controlled entry and exit
- Staff presence on site, providing oversight and management
- Internal layout designed for visibility, avoiding hidden or isolated areas

Appropriate measures such as CCTV and external lighting can be incorporated to further enhance security.

Impact on Crime and Anti-Social Behaviour

The proposed use is expected to have a neutral to positive impact on crime and anti-social behaviour in the area.

- Increased activity and presence will deter opportunistic crime
- The building will be actively used rather than underutilised
- There is no evidence to suggest that indoor sports facilities generate crime or disorder

The development will therefore contribute positively to perceptions of safety in the local area.

Conclusion

The proposed indoor padel facility will not give rise to increased crime or anti-social behaviour.

On the contrary, the introduction of an active, managed leisure use within an existing warehouse building will improve natural surveillance, increase activity levels, and support a safer environment.

The proposal is therefore considered to be fully compliant with relevant planning objectives relating to community safety and crime prevention.