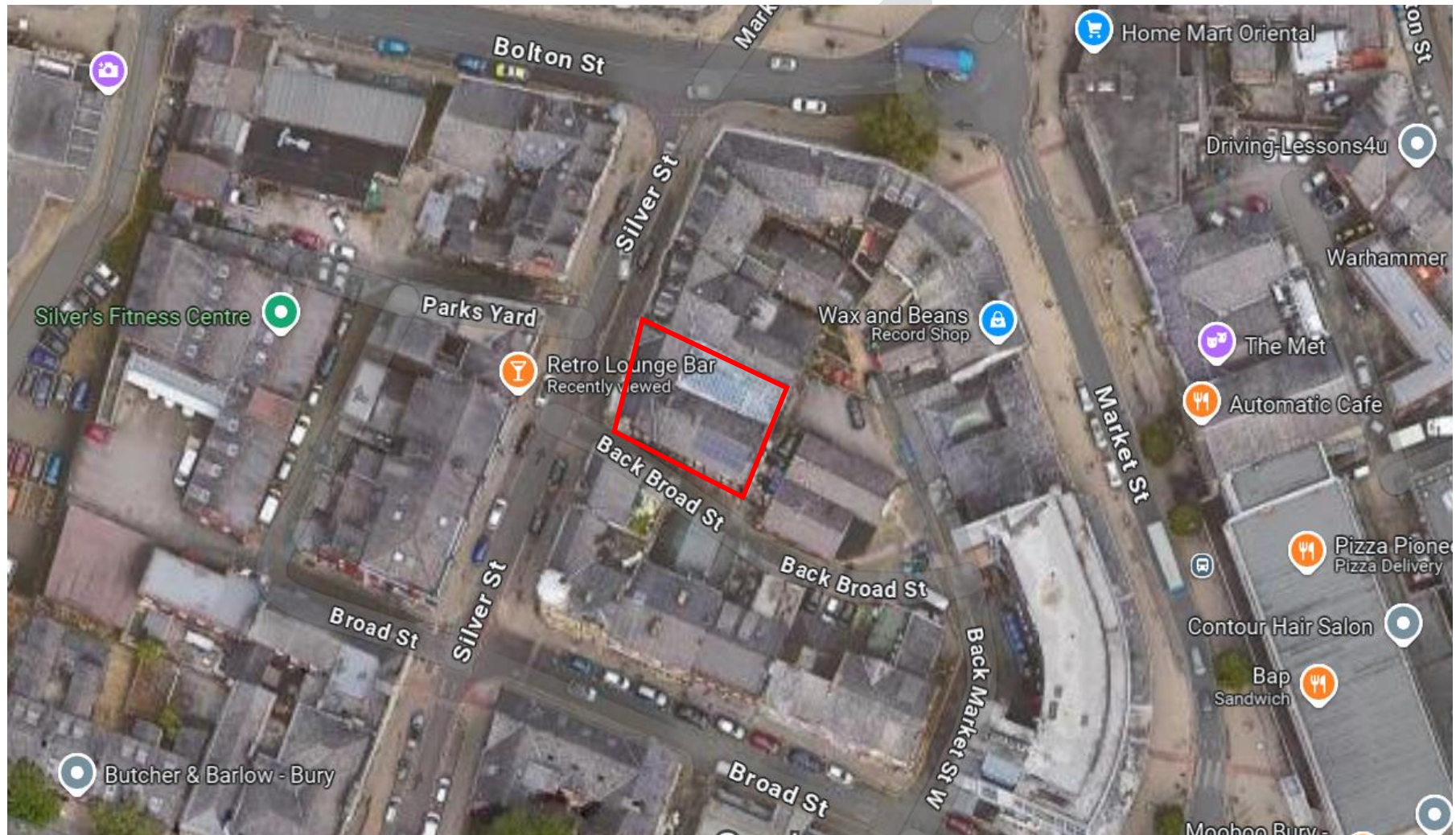


Victoria Buildings, 9-13 Silver Street, Bury.



Source: Google Earth

Crime Impact Statement

v1.0
October 2024

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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 Charlotte James Developments to support a planning application for a proposed change of use of upper floors from office use (Class B1(a)) to 14 no. flats (Class C3) including the replacement of the existing windows to all elevations at Victoria Buildings, 9-13 Silver Street, 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.
- 1.6.** The building owner previously sought Prior Notification under Class O of the GPDO for the change of use from offices (B1) to residential (C3) to deliver 12 residential units. This was granted in August 2019 but never fully implemented, in part because of the Covid19 pandemic. In December 2023, a further Prior Notification submission, under Class MA for the change of use

from commercial, business and service (Use Class E) to dwellinghouses (Use Class C3), and a separate full application. was also made for the replacement of all windows. Following lengthy discussions with the LPA, both applications were withdrawn.

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 2023

Section 8 – Promoting healthy and safe communities

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places and beautiful buildings 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 beautiful, 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 lifestyles, especially where this would address identified local health and well-being needs – 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 101 - 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 natural hazards, 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.
- 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 104 - 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.

Section 9 - Promoting sustainable transport

Para 110 - Planning policies should:

- c) 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 112 - 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 114 - 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 116 - 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.

Section 12 – Achieving well-designed and beautiful places

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

- e) 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 users⁵²; 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. 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 will determine 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 will also ensure all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.

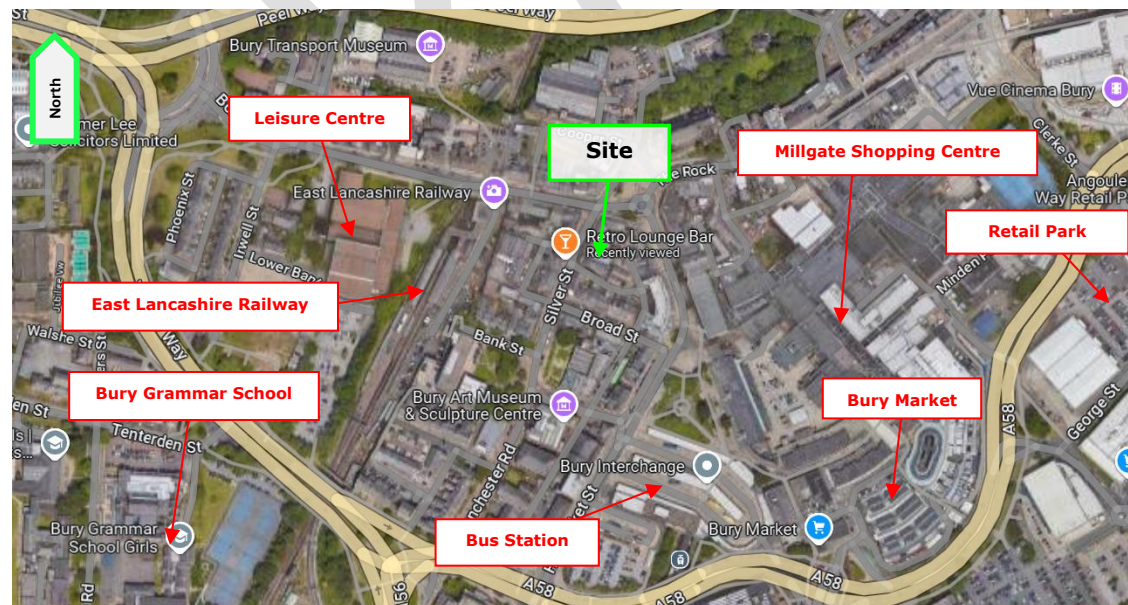
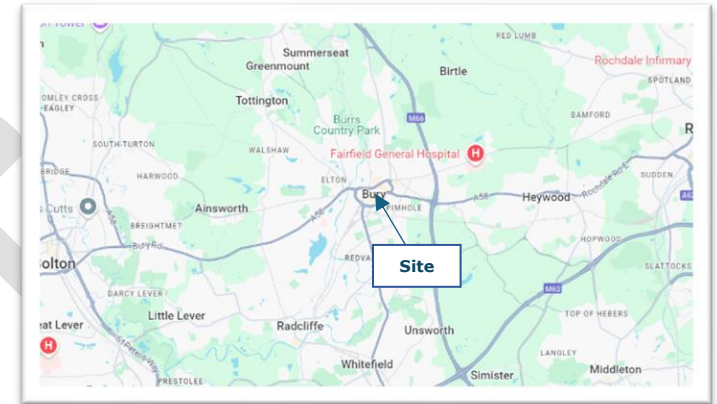
The plan is the result of a process that began with the publication of the first Greater Manchester Spatial Framework in 2016 and has been informed by the feedback received from residents, businesses, and the development industry. While the PfE sets out the strategy and policies to guide sustainable growth it also allocates sites for development across Greater Manchester, which are currently Green Belt.

2.6. 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 Bury, part of the larger metropolitan borough of Bury in Greater Manchester. The proposed development site is located in the town centre itself, approximately 9km east of Bolton town centre, 9.5km west of Rochdale town centre and 13km north of Manchester city centre.
- 3.2.** Bury has road transport links with nearby access to the national motorway network via the M66 motorway to the east, the A58 which links to Bolton to the west and Rochdale to the east. There are a number of bus stops also near to the site.
- 3.3.** The proposed development site is a non-listed building within the Bury Town Centre Conservation Area. The building is therefore considered a non-designated heritage asset, and is split over 4 floors, with a refurbished bar and office currently operating from the ground floor. The remaining floors have previously been in office use, the last tenants having vacated in 2023. The building adjoins the adjacent building to the north and there is a narrow road, Back Broad Street, on the southern side of the building which provides access to the rear and surrounding buildings. The immediate area consists of bars, restaurants and commercial businesses/shops.
- 3.1.** A site visit has not taken place on this occasion due to time constraints, so images from Google Street View which were captured in August 2020 and August 2023 have been used, and an aerial view (Google maps) is also included to show other nearby landmarks and features.





Pic 1 shows the view looking north east across Silver Street towards the western façade of Victoria Buildings, with the refurbished bar on the ground floor in the centre of the picture (August 2023).



Pic 2 shows the view looking south east across Silver Street towards the western façade of Victoria Buildings, with the refurbished office (in progress) and bar on the ground floor in the centre of the picture (August 2023).



Pic 3 shows the view looking north across Back Broad Street towards the southern side and rear elevations of Victoria Buildings (August 2020). The fire escape etc., has since been removed.



Pic 4 shows the view looking north east from Back Market Street towards the rear elevation of Victoria Buildings (August 2020), the building indicated by the arrow.

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).

Victim-based crime has generally decreased over the last 10 years with some notable exceptions, such as sexual assault. Latest estimates from the CSEW showed that there were an estimated 8.8 million incidents of headline crime (which includes theft, robbery, criminal damage, fraud, computer misuse and violence with or without injury) in year ending March 2024. This was 22% lower compared with year ending March 2017 (the earliest comparable year for CSEW headline crime, including fraud and computer misuse).

Looking at the short-term picture, there has been no change across many crime types in the last year. However, there have been falls in fraud while computer misuse and some forms of theft, such as shoplifting and theft from the person, have increased. Notably, shoplifting has continued to see increases and remains at its highest level in 20 years. In addition, robbery, offences involving knives or sharp instruments and offences involving firearms have also increased over the last year while remaining below pre-coronavirus (COVID-19) pandemic levels.

Although the latest data showed there was no statistically significant change in CSEW headline crime compared with year ending March 2023, there were changes in fraud, computer misuse and theft from the person. The data showed that:

- Fraud decreased by 10%, with reductions in bank and credit account fraud (12%), advance fee fraud (23%), and other fraud (39%).
- Computer misuse increased by 37%, mainly because of a 42% rise in unauthorised access to personal information.
- While there were no statistically significant changes in overall theft, there was a 40% increase in the sub-category of theft from the person.

Experiences of domestic abuse, sexual assault and stalking among people aged 16 years and over are presented separately in CSEW statistics as prevalence estimates. While over the last 10 years there has been a gradual decrease in domestic abuse, there has been an increase in sexual assault. Latest estimates from the CSEW for year ending March 2024 showed no statistically significant change compared with the previous year:

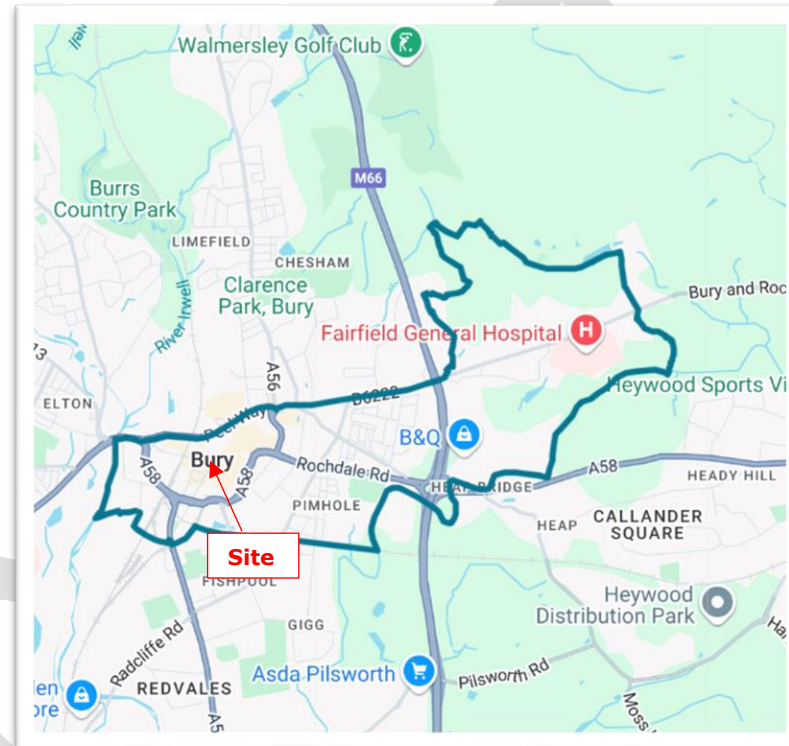
- 4.8% (approximately 2.3 million people) had experienced some form of domestic abuse in the last 12 months).
- 3.2% (approximately 1.5 million people) had experienced stalking.
- 2.1% (approximately one million people) had experienced sexual assault.

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 year ending March 2024 showed:

- The number of homicides were similar (583 offences) compared with year ending March 2023 (581 offences).
- Offences involving knives or sharp instruments (excluding Greater Manchester Police) increased by 4% (to 50,510 offences) compared with year ending March 2023 (48,409 offences); this was 3% lower than year ending March 2020 (51,982 offences).
- Offences involving firearms (excluding Devon and Cornwall Police) increased by 6% (to 6,268 offences) compared with year ending March 2023 (5,917 offences), attributed mainly to a 24% increase in imitation firearms.
- Robbery offences increased by 8% (to 81,019 offences) compared with year ending March 2023 (75,012 offences).
- Shoplifting offences rose by 30% (to 443,995 offences) compared with the previous year (342,428 offences).

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

- 4.5.** The proposed development site lies within the East Bury community policing area of the wider Bury Borough. The map below (Source: police.uk) should show the number of recorded crimes in the East Bury 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. A Freedom of Information request has been submitted and will form an addendum to this CIS when the data has been provided by GMP.



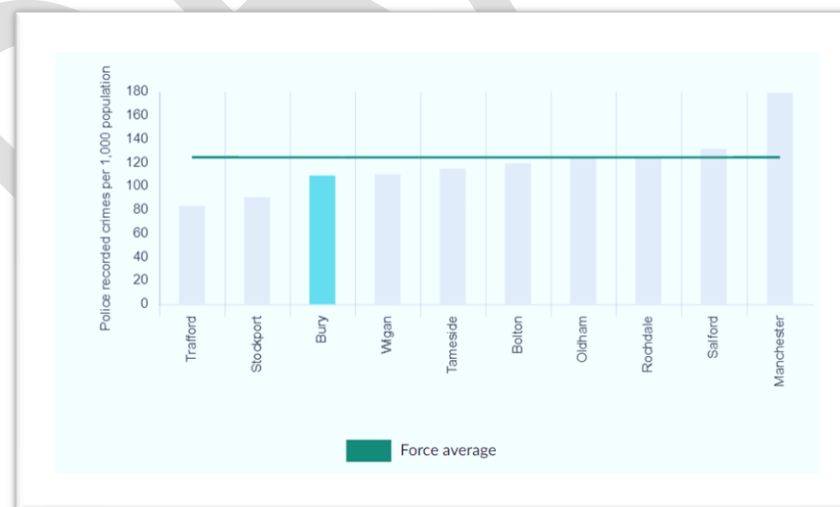
- 4.6.** In addition to the above statistics, it is likely that ASB incidents are and have been an issue in the East Bury community policing area, as is the case in other parts of the GMP area, and in fact other parts of the country. ASB is recorded and made up of three elements:
- Personal
 - Nuisance
 - 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.

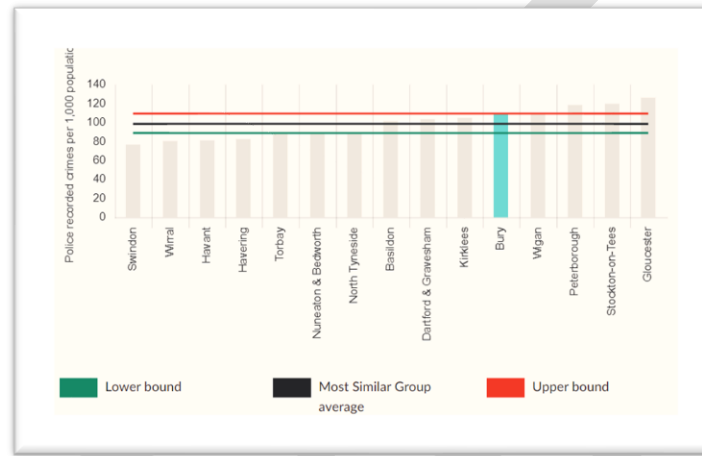
Nuisance ASB captures those incidents where an individual or group causes trouble, annoyance, inconvenience, offence or suffering to people in the local community in general rather than being deliberately targeted at specific individuals or groups. It includes incidents where behaviour goes beyond the 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.

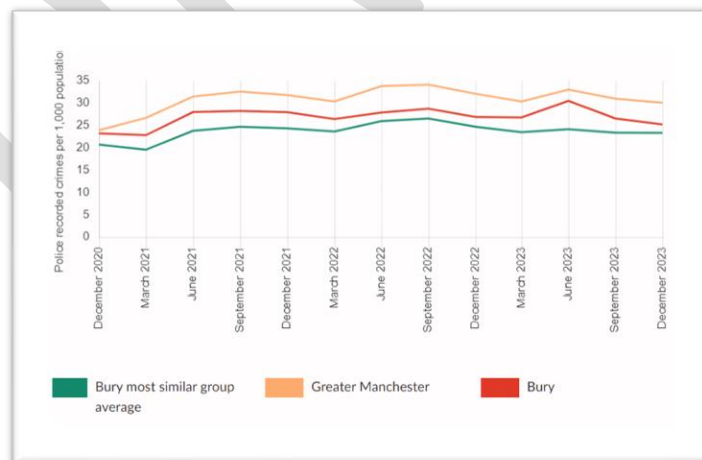
- 4.7.** The chart below shows a comparison of the crime rate in the Bury Borough to the average crime rate across the GMP force area. It shows the total number of crimes over a twelve month period per thousand residents, for all types of crime in the year ending December 2023 (Source: Office for National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



- 4.8.** The following chart 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).



- 4.9.** The chart below 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.



- 4.10.** 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.
- 4.11.** To summarise, from the available data at the time of producing this CIS, crime levels over a 3 year period in the Bury Borough have increased over the period but are currently showing a downward trend compared to the previous year, and when compared to the other local authority areas within Greater Manchester, Bury would appear to be one of the safest places. When the crime data is received from GMP it is likely that the majority of crimes recorded have occurred in and around Bury's busy town centre, which is not unusual. 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.** This application seeks planning permission for a change of use for floors 1 to 3 from commercial, business and service (Use Class E) to dwellinghouses (Use Class C3) and replacement of all windows to the 1st, 2nd and 3rd floors. The change of use will enable the delivery of 14 no. residential units, comprising a mix of one and two bed apartments. Externally, all the windows and doors are to be replaced. Timber sash windows are proposed on the Silver Street elevation, to match the existing on nearby buildings, with double glazing in line with the recommendations from the acoustic consultant. In order to provide sufficient ventilation to the new apartments, internal ducting work is required, which results in the need for the installation of external vents. Following discussions with the council, these will be positioned on the rear and side elevations to maintain the existing frontage of the building.
- 5.2.** Residents and visitors will enter the building from the existing main entrance on Silver Street.

6. Risk Assessment

6.1. The typical security and safety issues for a development of this nature are:

- Anti-social behaviour including neighbour disputes.
- Burglary including bogus callers and distraction burglaries.
- Theft including bicycles.
- Criminal damage.
- 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 where applicable, 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 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 Homes guide 2024 and SBD Guide for Selecting Flat Entrance Doorsets have also been used as a point of reference (see www.securedbydesign.com). All recommendations are based on the floor plans and elevations produced by Four Architects.

7.2. The overall aim is to achieve a suitable and sensible level of security for the entire building, and to introduce appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development 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, both main entrance doors and individual apartment entrance doors should ideally meet SBD standard PAS 24/LPS 1175 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. The building is adjoined to the adjacent building to the north, with its western, eastern and southern façades forming the perimeter.

7.4.2. The western perimeter includes the main entrance to the apartments at ground floor (street) level, which will likely include the existing fully glazed doors providing access into a secure draft lobby with further doors allowing access into the reception area, which also includes a lift and staircase to the lower/upper floors. There may be a staff presence during certain hours but this is not expected to be 24/7. Ideally, both sets of doors should be access controlled thereby forming an airlock, but as a minimum the second set of doors must provide secure entry, specification to include audio/visual control panels located within the draft lobby/airlock and capable of calling each individual apartment. This would allow a visitor to call any selected apartment within the building and hold a two-way simultaneous conversation with the occupant whilst also allowing the occupant to identify the visitor, and remotely operate the electric locking device on the communal entrance door(s), thus allowing the visitor access.

7.4.3. The southern and eastern perimeters will not provide any access to the apartments.

7.4.4. All these measures are adequate for the crime risk.

7.5. Apartment access control

7.5.1. Access to the apartments from within the lobby/reception area will be staff controlled/directed during certain hours. The main crime risk is therefore outside of these hours so the recommended measures at para 7.4.2 are vital to the security of this residential development, because access can be gained to all floors via the staircase and lift, where criminals could then operate unseen.

7.5.2. Due to the existing heritage aspects of the building, it is accepted that it may not be possible to provide compartmentalisation i.e. access to the staircase cannot be controlled across all floors, so the following measures should be incorporated as a matter of course. It should also be possible to control access to the lift, so this is recommended.

- 7.5.3.** Individual apartment entrance doorsets should be manufactured to a standard which meets SBD approval as a minimum and as the individual doorsets are the designated emergency exit route and there is no alternative means of escape, a locking mechanism with a solid spindle is recommended. A split spindle is not advisable in these circumstances as it would prevent the closed door from being opened from the communal corridor/stairwell area without a key. Occupants must have the opportunity to unlock the door from the inner face without the use of a key, investigate the cause of a fire or other emergency and return to raise the alarm without any use of a key. The only function that a key should have is to lock and unlock the door from the fully secure position from the outer face of the door when leaving or returning to a secure, occupied or unoccupied, dwelling.
- 7.5.4.** Any externally located electronic release system for use by the Fire and Rescue service must be weatherproof, easily identifiable and located close to the entrance they would use in the event of an emergency.
- 7.5.5.** Tradesperson or timed-release mechanisms are not recommended as they have been proven to be the cause of anti-social behaviour and unlawful access to communal developments.
- 7.5.6.** There are increasing crime problems associated with letter plate apertures, such as identity theft, arson, hate crime, lock manipulation and 'fishing' for personal items (which may include post, vehicle and house keys, credit cards, etc). In order to address such problems, it is recommended, where possible, that mail delivery is via a secure external letter box meeting the requirements of the Door and Hardware Federation's Technical Specification 009 (TS 009). Communal mail delivery facilities are a more effective option, and they should be located externally at the main entrance to the building via a 'through the wall' facility. It is accepted that this may not be possible in this instance, so boxes should be located within the secure access-controlled entrance lobby or handed directly to reception staff. If boxes are to be included then they should be of robust construction, fitted with anti-fishing measures, and be fire resistant.

7.6. Lighting in apartment communal areas

- 7.6.1.** 24-hour lighting (switched using a photoelectric cell) to communal parts of the building is recommended, which will normally include the communal entrance, lobbies, landings, corridors, stairwells, and all entrance/exit points.
- 7.6.2.** To reduce energy consumption this may be provided by a dimming system which leaves luminaires on at a lower level during quieter periods, or off completely unless a sensor is activated.

7.7. Utility meters and telecoms

- 7.7.1.** If utility meters are to be installed in the reception area or basement cycle storage area, it is recommended that they are contained within individual secure cupboards so as not to provide opportunities for interference or damage. If they are to be installed within each individual apartment then this is acceptable but Smart meters are recommended so that access is not required by the utility companies, which will prevent bogus official type offences.
- 7.7.2.** Telecommunication lines and cables should enter the building below ground and be protected by secure access covers.

7.8. Bin store and cycle storage

- 7.8.1.** It is noted that internal bin stores are proposed on the first and second floors. It is not known how this will work on collection days, but this will be a management issue. The stores should be fitted with a suitable locking mechanism and kept locked at all times.
- 7.8.2.** Cycle storage will be located in the basement accessed from the ground floor only.
- 7.8.3.** Cycle storage should consist of SBD approved steel racks/lockers, or 'Sheffield' style hoops allowing for two point locking.

7.9. Security compartmentalisation

- 7.9.1.** As previously stated, compartmentalisation of the proposed development will effectively create buildings within a building.
- 7.9.2.** The security of a development can be severely compromised if lightweight framed walls do not offer sufficient resilience to withstand a criminal attack, so any lightweight framed walls installed either side of a secure doorset or walls providing a partition between bedrooms, corridors etc. should be of a standard so as to prevent 'breaking through'.
- 7.9.3.** Loft hatches in communal areas should be secured in order to prevent access into a room via the loft space. This may still be required even where the loft space has been split into compartments to prevent the spread of fire and smoke.

7.10. Closed Circuit Television (CCTV) and security systems

- 7.10.1.** CCTV is not a universal solution to security problems. It can help deter vandalism or burglary and assist with the identification of offenders once a crime has been committed, if it is fit for purpose i.e., images are of evidential value, but unless it is monitored continuously and appropriately recorded, CCTV will be of limited value in relation to the personal security of staff and visitors.
- 7.10.2.** CCTV is only really effective if monitored 24/7, ideally on site, so staff can respond instantly and liaise with the local police. If a system is installed but is monitored off site, then the local police will likely only respond when a break-in etc. has been corroborated by someone on site.
- 7.10.3.** CCTV systems may have to be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect of Data Protection and Human Rights legislation. Further information is available at www.ico.gov.uk
- 7.10.4.** It is not known if CCTV is proposed for this development, but if it is then it must be fit for purpose and installed to BS EN 50132-7: 2012+A1:2013 and an operational requirement should be used for the design, performance specification and functionality of the CCTV system, with a recording capability and format acceptable to the local police.
- 7.10.5.** Any proposed CCTV installation should include cameras covering all entrances/exits, mail boxes of included, reception area, and cycle storage area, and be capable of providing images of persons that are clearly identifiable on smaller devices such as smart phones.
- 7.10.6.** If an intruder alarm is to be fitted in each apartment, it should ideally be a police approved, suitably designed, fit for purpose monitored system, ideally linked to a CCTV system. If no security system is proposed, then at the very least a 13 amp fused spur should be available in each apartment. For a police response, the system must comply with the requirements of the Security Systems policy, which can be found at www.securedbydesign.com

8. Conclusion

- 8.1.** This development will be consistent with the current principles of the National Planning Policy Framework and will have adopted the principles of Secured by Design and Crime Prevention through Environmental Design if the previous recommendations are included.
- 8.2.** Although specific recorded crime levels over a 3 year period in the community policing area in which the proposed development site is located are not yet known, the majority of offences have likely occurred in and around the busy town centre, which is not unusual. The trend for the wider borough is downward and Bury appears to be one of the safest places in Greater Manchester. 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, 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.



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