



CRIME IMPACT STATEMENT: PRELIMINARY

WARBURTON LANE, TRAFFORD

OUTLINE RESIDENTIAL DEVELOPMENT (UP TO 400 DWELLINGS)

FOR REDROW HOMES

VERSION B: 02.05.19

2018/0548/CIS/03

Greater Manchester Police

designforsecurity



WARBURTON LANE, TRAFFORD

EXECUTIVE SUMMARY

Development supported

A residential development of the site seems entirely appropriate. The proposed mix and arrangement of housing is reasonable from a crime prevention perspective and the location of the site accesses also seems appropriate. Within the report, there are several recommendations aimed at reducing the risk of crime and anti-social behaviour affecting the development, of which the design team should be cognisant.

At planning consultation stage, Design for Security will support the application and recommend that a planning condition is included that requires the development to achieve Secured by Design accreditation.



Adrian Murphy *MRTPI*

Consultant

e: [Redacted]

-

Contents

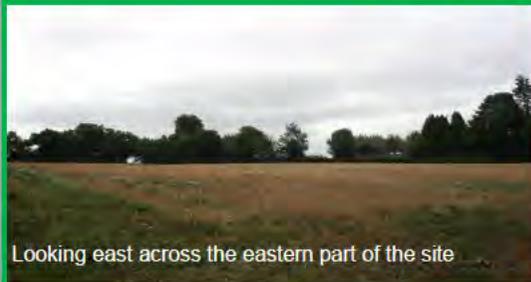
1	Visual Audit.....	4
2	Crime Statistics & Analysis.....	5
	2.1 Crime Summary	
	2.2 Modus operandi used in committing burglary in this neighbourhood	
	2.3 Risk Factors	
	2.4 Crime Rate Comparison (Residential)	
	2.5 Burglary: Risk Analysis	
	2.6 Vehicle Crime: Risk Analysis	
3	Design Considerations	7
	3.1 Proposed development	
	3.2 Recommendations to enhance the security of the development	
4	Secured by Design (SBD)	8

Appendix

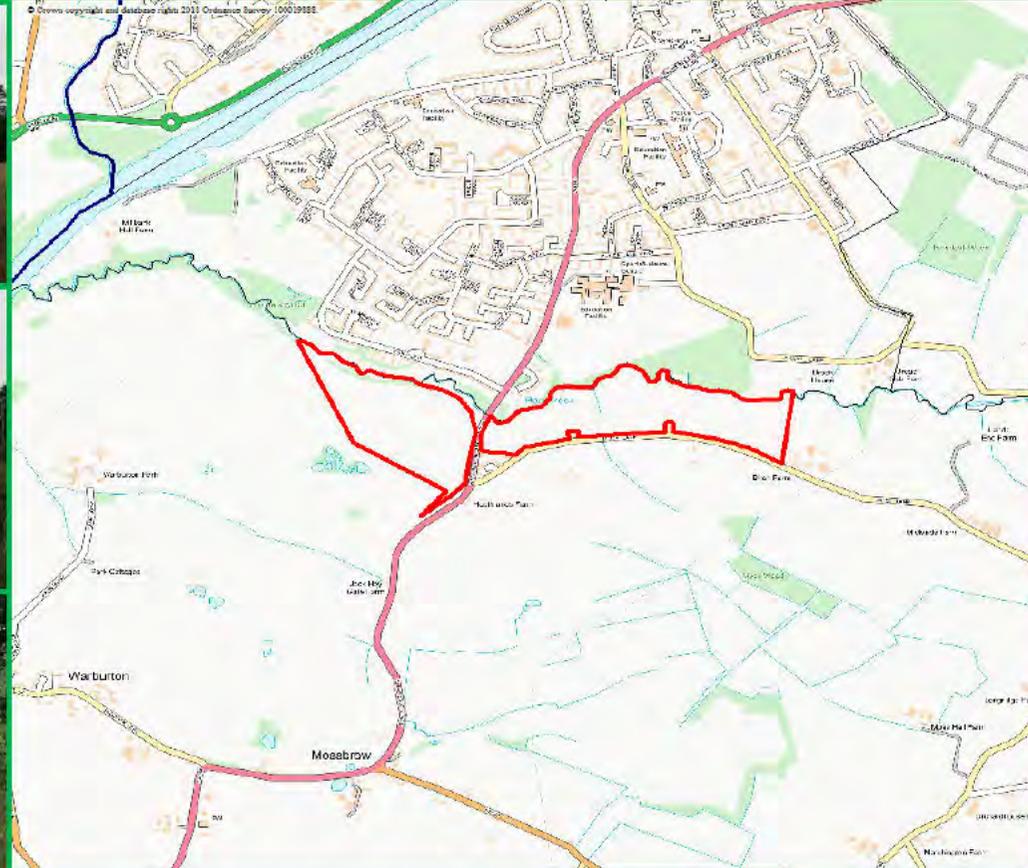
A	Contact Register.....	9
B	Associated Documents.....	9
C	CIS Version History	9
D	Glossary	10

1 Visual Audit

The photographs and plan below show the development site and its surroundings. This 24.8 hectare site, outlined in red on the plan below, is located just beyond the northern boundary of Warburton, on land to the east and west of Warburton Lane. The eastern part of the site comprises, agricultural field, which is enclosed on all side by hedges and trees, although sections of the southern boundary are open to the adjoining road. Red Brook lies to the north and Moss Lane to the south. There are a number of residential properties immediately adjacent the eastern part of the site, including Pear Tree Cottage, Birch Cottage, Brook House and Brook Farm, all of which are accessed from Moss Lane, and a small, gated development, Dunham Chase, located at the junction of Moss Lane and Warburton Lane. The western element of the site is also in agricultural use and is bound by Red Brook to the north and mature hedgerow to the east. The other edges of the site are not clearly defined. The township of Partington lies immediately to the north of Red Brook; where housing and a school dominate the land uses in this southern edge of the township. Warburton Lane, A6144, connects the M60 with the M6 via Partington with Lymm. In the vicinity of the site, the road is well trafficked with a speed limit of 40mph, dropping to 30mph on entering Partington. There is a pedestrian footpath immediately adjacent to the western boundary of the site, where there is also a bus stop; the footway on the eastern side of the road does not commence until entering Partington.



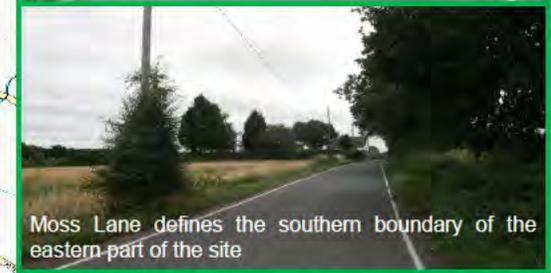
Looking east across the eastern part of the site



Looking north along Warburton Lane towards Partington



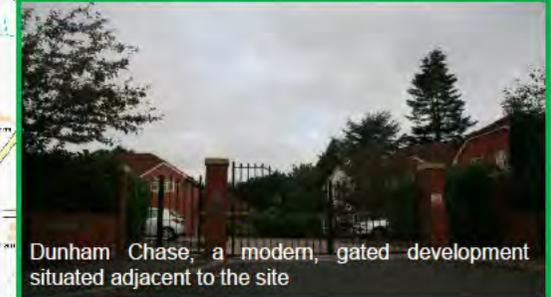
Land used for grazing makes up the western part of the site



Moss Lane defines the southern boundary of the eastern part of the site



Warburton Lane bisects the site



Dunham Chase, a modern, gated development situated adjacent to the site

There have been 466 recorded crimes committed in the wider neighbourhood around the site in the past 12 months; this number is above the average for reported offences when compared to suburban neighbourhoods elsewhere in Trafford. Crimes involving the use or threat of violence are the most commonly recorded in this neighbourhood (59% of crimes reported). Crimes where residential property is targeted - burglary, theft and criminal damage - account for around 20% of the total crime. The majority of crimes have been committed on the housing estate to the north west of the site, with Oak Road, Tulip Road and Wood Lane being the streets with the most offences. When looking at the environment surrounding the site and the types of crime that affect residential developments, the principal risk areas are likely to be: unsecured, 'exposed' gardens, which may be susceptible to burglary, theft from gardens/garden sheds, or damage to boundary fencing - particularly where there is open and accessible land to the side or rear of the properties; the quality of doors, windows and glazing used in constructing the houses to reduce the risk of breaking and entering; the availability of car parking spaces within the curtilage of the houses to minimise the risk of vehicle related crime; and, the network of pathways and open spaces, which offenders may exploit in carrying out crimes and anti-social behaviour.

2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st July 2017 and 30th June 2018.

2.1 Crime Summary

Recorded Crime within 1000m 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
21	<5	103	296	9	7	<5	7	10	6

2.1.1 The volume of crime in the area is high for Trafford and above average for Greater Manchester. In particular, the rates of crimes involving wounding and criminal damage are very high. Wounding crimes in this area tend to be in the 'less serious' category and include public fear, alarm or distress, such as threats to commit assaults, causing a disturbance or verbal abuse, and assaults where no injury has been incurred. Criminal damage records is mostly damage to dwellings or vehicles, in particular slashing car tyres and breaking windows by throwing stones.

2.2 Modus operandi used in committing burglary in this neighbourhood

2.2.1 Doors have been targeted when left insecure

To minimise the risk of 'walk-in' burglaries:

- front doors to should be fitted with a fixed handle or a 'split spindle', so that the only way in is with a key;
- defensible space should be provided between dwellings and the 'street', i.e. a small front garden enclosed with a 1000mm high fence. A degree of separation between public and private space can act as a psychological barrier to some offenders, who are then less willing to cross from public to clearly defined private space. Such boundary definition can also reduce the risk of criminal damage to property; and
- dusk-to-dawn lighting should be fitted to all external doors. Light suggests a dwelling is occupied and highlights the actions of intruders.

2.2.2 Windows have been prised open by offenders

To minimise the risk of prising windows open:

- all ground floor windows should include key operated locks and opening restrictors; and,
- access to the rear of the dwellings should be controlled by the erection of robust boundaries and locking gates. Pedestrian routes alongside the rear boundaries should be avoided. As a means to break and enter dwellings, offenders are more likely to target windows on secluded side or rear elevations.

2.3 Risk Factors

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

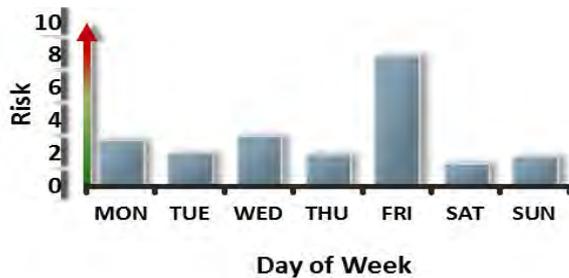
- Burglary
- Theft from gardens and garden sheds
- Bicycle theft
- Criminal damage to property, including garden fencing
- Damage to, theft of, or theft from, vehicles
- Antisocial behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period

2.4 Crime Rate Comparison (Residential)

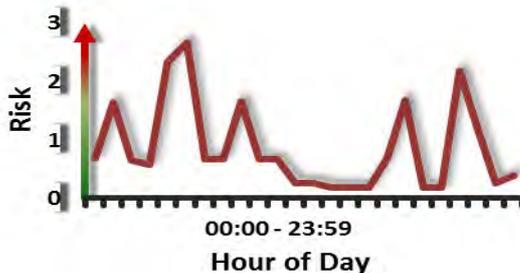
- 2.4.1 The rate for burglary is **lower** than the average for Trafford and **lower** than the average for Greater Manchester.
- 2.4.2 The rate for woundings is **higher** than the average for Trafford and **higher** than the average for Greater Manchester.
- 2.4.3 The rate for criminal damage is **higher** than the average for Trafford and **higher** than the average for Greater Manchester.
- 2.4.4 The rate for vehicle crime is **higher** than the average for Trafford and **lower** than the average for Greater Manchester.

2.5 Burglary: Risk Analysis

The information below relates to burglary committed within a km² centred on the site.



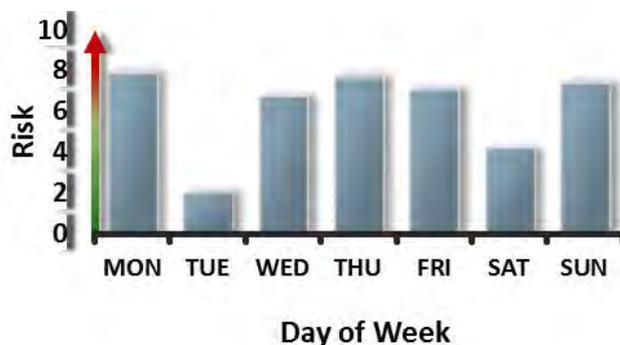
- 2.5.1 **Day Range:** The risk of burglary in the neighbourhood is significantly greater on Friday.



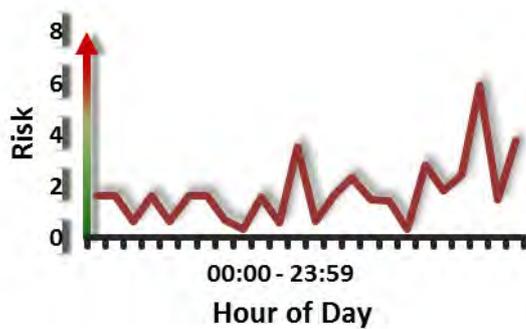
- 2.5.2 **Time Range:** The risk is greatest in the early hours of the morning and in the evening. Offenders are most likely selecting the early hours of the morning as occupants are likely to be asleep and it is dark, reducing the likelihood of offenders being interrupted or apprehended.

2.6 Vehicle Crime: Risk Analysis

The information below relates to vehicle crime committed within a Km² centred on the site.



- 2.6.1 **Day range:** The risk of vehicle crime is lowest on Tuesday and Saturday.



2.6.2 **Time range:** The risk of vehicle crime is highest in the evenings.

3 Design Considerations

3.1 Proposed development

3.1.1 This planning application seeks approval for up to 400 dwellings with access to each of the two parts of the site from Warburton Lane, including the creation of new points of access, provision of formal and informal public open space, ancillary landscaping, car parking and highway and drainage works.

3.2 Recommendations to enhance the security of the development

Housing layout

- 3.2.1 Cul-de-sacs tend to promote social interaction including street play, which adds to the natural surveillance over the street and deters criminals.
- 3.2.2 Houses should be set out in such a way as to overlook neighbouring houses.
- 3.2.3 Defensible space should be included to the front and rear of each house.
- 3.2.4 Car parking should be in-curtilage, preferably set behind gates on driveways to the front or side of a house, or in garages.
- 3.2.5 A change of hard surface treatment, or a speed control thresholds, at the various points within the proposed development can help to control vehicle speeds as well as emphasise territorial control. Such features subconsciously act as signals to people in general that they are entering a more 'managed' and 'supervised' environment; would-be offenders are less likely to commit crime in such locations. Developments with slow vehicle speeds encourage more interaction between neighbours and enable children to play in the street, particularly if designed as play streets rather than a traditional engineering solution to highway design. Streets designed to maximise social interaction between neighbours tend to have less crime and disorder.

Doors/Entrances

- 3.2.6 All the front, side and rear entrance doors to the houses should be security certified.
- 3.2.7 Glazing panels to any of the external doors should be fitted with laminate glass.
- 3.2.8 Front doors should always face the street.
- 3.2.9 Recessed doorways should be avoided.
- 3.2.10 Pathways should lead visitors from the street directly to the front door.

Windows

- 3.2.11 Ground floor windows should be security certified and be fitted with laminate glass.
- 3.2.12 Large feature windows, corner windows and bay windows are encouraged as they emphasis surveillance over driveways, front gardens and the public realm.
- 3.2.13 The creation of windowless elevations and blank walls adjacent to public spaces should be avoided.

Lighting

- 3.2.14 Lighting should be included to illuminate:

- front and rear doors of the houses;
- parking bays to the side of houses where there are no ground floor windows on the gable ends overlooking the parking bays; and,

3.2.15 Lighting to adoptable standards should be provided to all highways and access ways. Lighting levels should be raised in any areas that lack natural surveillance.

Garden sheds

3.2.16 If garden sheds are provided, they should include robust locking mechanisms and secure anchor points to which cycles can be locked.

Perimeter fencing

3.2.17 Rear gardens should be secured with high fencing. Those houses that will have gardens immediately adjacent public open space are among the most likely to be affected by crime, be that burglary, theft from gardens/garden sheds or damage to perimeter fencing (accidental or malicious). Consequently, the fencing of these boundaries must be particularly robust to withstand attempts at damage and sufficiently tall to deter offenders attempts to gain access to side and rear gardens..

3.2.18 Elsewhere, perimeter fencing to rear gardens should be 1800mm reducing to 1500mm between neighbouring gardens to allow interaction between neighbours. The use of trellis is encouraged which gives additional height to fencing without being overly oppressive.

3.2.19 With the exception of corner plots, open plan front gardens will be appropriate, with low growing landscaping helping to define boundaries. Otherwise hedges or fencing around 1000mm high will be required.

3.2.20 Access into rear gardens should be secured with an 1800mm high, lockable gate. Ideally, gates should be self-closing and lock upon closure.

3.2.21 Parking bays within rear gardens should be secured with 1800mm vehicle gates.

Open spaces & recreational pathways

3.2.22 Recreational footpaths provide easy access, and escape, opportunities for criminals and provide a legitimate reason for offenders to be within the development. The security of cars, bicycles as well as the houses would be compromised by including too many and poorly designed pathways. Very robust boundary treatments should be used to define the boundaries of houses that may be exposed to the passing public. There should be ample separation between recreational paths and houses, whilst windows of houses should facilitate natural surveillance along the footpaths.

3.2.23 Measures to prevent off-road motorbikes accessing recreational paths should be considered.

3.2.24 A management plan should be devised for the upkeep of all areas or open space including play areas and the equipment installed. The plan should be executed in full for the lifetime of the development.

4 Secured by Design (SBD)

Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and promotes the use of security standards for a wide range of applications and products. The latest SBD guidance relating to new residential developments can be found at <http://www.securedbydesign.com/industry-advice-and-guides/>.

A Contact Register

Date	Contact With	Summary of Contact
06.07.16	Laura Miller, Indigo	Request for Crime Impact Statement
13.07.16		Site visited
14.02.19	Laura Miller, Indigo	Report issued
02.05.19	Laura Miller, Indigo	Report re-issued

B Associated Documents

This report is based on the following drawings and supplementary information submitted by the applicant.

Drawing No.	Drawing Title	Date	Rev
G6811.005	Location plan	02/05/18	A

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
B	Number of units revised	02.05.19

D Glossary

Burglary Resistance Standards

BS PAS 23-1, 1999

General performance requirements for door/window assemblies.

A performance standard for door sets and windows, which certifies that a particular door set is fit for purpose. Door products must also have BS PAS 24 certification.

BS PAS 24-1, 2012

General security performance requirements for door/window assemblies.

An attack test standard for door sets and windows. This is the minimum police requirement for Secured by Design dwellings, and is also applicable to French/double doors, and sliding doors.

ENV 1627-30 (Security Ratings WK1 to WK6)

Windows, doors, shutters - Burglar resistance Requirements and classification

The classification system used in ENV 1627-30 is aimed at the commercial market and is based on five elements:

- a) Resistance of glazing
- b) Performance of hardware
- c) Resistance to static loading
- d) Resistance to dynamic loading
- e) Burglary resistance by manual intervention

LPS 1175 (Security Ratings 1 to 6)

Specification for testing and classifying the burglary resistance of building components

This includes doors, shutters, garage doors and grilles typically for commercial premises and higher risk domestic premises and is acceptable to the ABI and the Police. The standard has 6 levels, 6 being the highest, with levels 1 and 2 equivalent in many respects to BS PAS 24 and BS 7950.

STS 201 Issue 4: 2012

Enhanced security requirements for doorsets and door assemblies for dwellings to satisfy the requirements of PAS23 and PAS24

STS 202 Issue 3: 2011

Requirements for burglary resistance of construction products including hinged, pivoted, folding or sliding doorsets, windows, curtain walling, security grilles, garage doors and shutters.

4.1.1

This specifies a broadly similar range of attack tools and times to those specified at the lower levels of LPS1175.

EN 356, 2000 (Ratings P1A to P8A)

Glass in building. Security glazing. Testing and classification of resistance against manual attack.

A performance standard for manual attacks on glazing. P2A is comparable to the performance of a

6.8mm laminated glass, and P4A to that of a 9.5mm laminated glass.

Commonly Used Acronyms

CIT

Cash in transit (refers to vehicles, personnel and routines).

CPTED

Crime Prevention Through Environmental Design

CRS

Crime Reduction Specialist. Sometimes known as CPO (Crime Prevention Officer)

INPT

Integrated Neighbourhood Policing Team.

PVB/PolyVinyl Butyral (Glazing interlayer)

A commonly used interlayer used in the production of laminated glass.

LPCB (Loss Prevention Certification Board)

A brand of the BRE Global (Building Research Establishment) family. The LPCB work with insurers, Government, police, designers, manufacturers, contractors and end users to develop methods of assessing performance and reliability of security products to ensure their fitness for purpose.

UKAS (United Kingdom Accreditation Service)

The sole national accreditation body recognised by government to assess, against internationally agreed standards, organisations that provide certification, testing, inspections and calibration services.

Useful Websites

Design for Security

www.designforsecurity.org

Secured by Design

www.securedbydesign.com

RIBA Product Selector

www.ribaproductselector.com

LPCB – Red Book Live

www.redbooklive.com

Crime Reduction (Home Office)

www.crimereduction.homeoffice.gov.uk

DAC (Design Against Crime) Solution Centre

www.designagainstcrime.org

Building for Life

www.buildingforlife.org

CLG (Communities and Local Government)

www.communities.gov.uk