



Your Ref: H22-0077-25

14th February 2025

Our Ref: PG//

South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Rural Exception Site – 24 Affordable Homes

Broadgate Weston Hills

Lincolnshire Police do not have any objections to this application.

Where it is beneficial and desirable to limit access and use for residents and other legitimate users design features such as rumble strips, change of road surface (by colour or texture), demarcation pillars or other design features may be used. Such design features can help to define the area psychologically as being private.

The benefits of long-term community cohesion and sustainability are both evident and self-evident and there is compelling evidence that crime is one of the principal factors why people who can, will want to move away from their current neighbourhood. If a neighbourhood or development is not fulfilling their social and environmental needs particularly those relating to the fact and fear of crime and anti-social behaviour, those who can seek to move and undervalue the benefits of long-term community cohesion and environmental sustainability of any development.

Footpaths

Footpaths should not run to the rear of, and provide access to gardens, rear yards, or dwellings as these have been proven to enhance the opportunity for crime particular burglaries.

The Design Council's/CABEs case study 6 of 2012 states that: *"Permeability can be achieved in a scheme without creating separate movement paths" and notes that "paths and pavements run as part of the street to the front of dwellings reinforces movement in the right places to keep streets animated and does not open up rear access to properties."*

Where connecting footpaths or cycleways are included, they should be at least 3m wide, devoid of hiding places, well-lit, predominantly straight and should benefit from effective natural surveillance from surrounding properties.

It is noted that a point of access adjacent to Plot 13 would appear to allow uncontrolled access to the development – it is recommended that that some form of access control is included at this point by way of a secured gated entrance or appropriate fence line.

Dwelling Frontages

As above the boundaries between public and private space should be clearly defined. In most housing developments it would be desirable to have frontages that have clear surveillance and are open to view.

This means that walls, fences, and hedges should be of low growth height with suitably selected shrubs or of brick (wall) construction of no more than 1 m height. Planting should be set back from pathways.

Where sub-divisional fencing (garden frontage) is to be employed this should provide a clear demarcation between neighbours and any undefined open space.

Front gardens on all through roads should effectively be defined using low walls, railings or planting to effectively create defensible space to the housing. Boundaries between each property should be clearly defined.

Front doors should not be hidden in deep recesses or behind building lines.

The rear gardens of properties, where possible, should lock into each other, reducing the potential for an offender to gain access to the back of properties without being witnessed.

Effective division between front and rear gardens needs to be provided e.g., 1.8m high fencing and lockable gates.

Perimeter

The proposed perimeter fencing detail of the site and each plot if not shown should be of an 1800 mm robust fence or **wall** without footholds. The rails to any timber fence should face the properties.

Sub divisional boundaries should be secured and at the same time enable interaction between neighbours. A suitable means to achieve this will be for the first sections of the boundary starting from the building provide an 1800 mm timber privacy screen.

Nb. Diamond shaped trellis will help to deter climbing and all the boundaries can be made more secure by using it as a framework to carry deterrent planting e.g. (thorny shrubs) which if required can be planted by the occupier.

Gates

Any gates to be erected should have anti-lift hinges and will need to be erected as close to the front elevation of the properties as possible. A sliding bolt and padlock should be fitted to all such gates. **Access to the rear of all properties should be secured by way of gates and fencing as described above.**

The gates must be placed at the entrance to the footpath as near to the **front building line** as possible, so that attempts to climb them will be in full view of the street. Where possible the street lighting scheme should be designed to ensure that the gates are well illuminated.

The gates must have a key operated lock, operable from both sides. The gates must not be easy to climb or remove from their hinges.

Landscaping

The defensive character of the development should not be compromised through **excessive** permeability caused by the inclusion of too many, or unnecessary segregated footpaths which would allow the criminal legitimate access to the rear or side boundaries of dwellings or footpath links. Better places to Live by Design, the Companion Guide to PPG3, Secure by Design, Manual for Streets all promote pedestrian, cycle and vehicular permeability through residential areas by designing roads on a network basis rather than using footpaths.

In respect of landscaping, it is important that in vulnerable locations, such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should not fall lower than 2m from the ground. This is to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.

There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.

It is strongly advised that if there are any rear access (service) alleyways incorporated, they must be gated at their entrances. The gates must not be easy to climb over or easily removed from their hinges and they must have a key operated lock. By Design – Better Places to Live (Companion Guide to Planning Policy Statement 3) page 46 states:

“Rear servicing can undermine the security of dwellings by allowing strangers access to the rear of dwellings.”

In respect of landscaping, it is important that in vulnerable locations, such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should not fall lower than 2m from the ground. This is to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.

It is highly recommended that all vulnerable ground floor windows and doors be security-tested to British Standard 7950 and Product Assessment Specification (**P.A.S.) 24:2024** respectively (Secured by Design Standards).

Lighting

Schemes should be that vulnerable light fittings are protected against vandalism. The overall lighting scheme should be well considered and evenly distribute light avoiding dark shadows, provide good colour rendition, and not cause glare or light pollution and effectively support formal and informal surveillance within the residential block and surrounding area.

I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. The Code for Sustainable Homes requires security lighting to be PIR and for the lamp not to exceed 150w. Secured by Design has not specified this type of security lighting for several years following advice from the institute of Lighting Engineers and police concerning the increase in the fear of crime (Particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of

illumination is more effective at controlling the night environment. The Code for Sustainable Homes does not penalise specifiers that follow the SBD guidance (constant level of illumination by utilising low energy luminaries) and allows credits to be awarded for 'default case'.

Lighting (bulkhead style) should be designed to cover all external doors.

Parking Provision.

Car parking should ideally be located within curtilage of the property at the front. If properties have driveways to the side of the dwellings themselves, windows should be incorporated in the side elevation at landing or first floor level to allow residents to overlook their own vehicles.

Courtyard style parking areas should be avoided.

Letter Plates

Crime analysis has concluded that there is no perceived risk of 'fishing', lock manipulation or incidents of arson within the location. As a result, there are no requirements for letter plate deflectors.

Intruder Alarms

A 13-amp non-switched fused spur should be installed in a central position (hall) to provide the facility for the resident to install an intruder alarm system.

Utilities

To reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled

Building Regulations (October 1st, 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.

Windows: in respect of ground floor, basement, and other easily accessible locations.

It should be noted that achievement of the appropriate Secured by Design award will fulfil the criteria required of Part Q Building regulations.

Police Secured by Design Award Scheme.

The Police Secured by Design scheme is an initiative and proven guide for architects, developers, and builders to encourage the use of specified materials and products together

with informed design and layout to help reduce the opportunity for crime, disorder, and anti-social behaviour.

The scheme is free and the benefits of its application is supported by academic evidence which shows that SBD developments experience 87% less burglaries, 25% less vehicle crime and 25% less criminal damage and a significant reduction in anti-social behaviour.

Use of specified products will contribute to the sustainability of the development and the requirement for ongoing maintenance.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Secured by Design Homes 2024* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely

John Manuel

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Designing Out Crime Officer