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Sent: 25 May 2022 10:08
To: DevelopmentControl
Cc: CPDT (Cambs)
Subject: 22/00412/FUL - Land North Of Sewage Pumping Station Station Road Warboys

Categories: Jason

Good morning,

For the attention of: Debra Bell

Our reference: CPDT/281/2022

Your reference: 22/00412/FUL

Proposal: Residential development for 48 affordable dwellings and associated works

Location: Land North Of Sewage Pumping Station Station Road Warboys

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and community safety. I have researched the constabulary crime and incident systems for this location covering the last 12 months and I consider this to be an area of low vulnerability to crime at present.

The proposed layout appears to be acceptable in relation to crime prevention and the fear of crime providing reasonable levels of natural surveillance from neighbouring properties with many of the homes facing each other along with defensible space to the front. Many of the homes have back to back protected rear gardens, and almost all parking spaces are to the front or to the sides of properties. Pedestrian and vehicle

routes are aligned together, is well overlooked and pedestrian safety has been considered. This should encourage some level of territoriality amongst residents.

- **External lighting** – Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths and parking areas/courts, should be lit with columns to BS5489:1 2020. Care should be taken in relation to the location of lighting columns with the entry method for the majority of dwelling burglary being via rear gardens, especially where there is little surveillance from neighbouring properties as they can be used as a climbing aid if positioned too close to the fence/wall. Home security lights to the front and rear of the properties should be dusk to dawn LED bulkhead lights. I would like to see the lighting plan, including lux levels and calculations when available please. **Please note:** Bollard lighting should be used as wayfinding only and not as a main source of lighting.
- **Cycle storage sheds** – Can you confirm if sheds will be provided for cycle storage for each dwelling please? Our recommendation for cycle storage sheds within accessible locations in rear gardens are provided with a ground anchor fixed to a concrete sub-base to allow the resident to secure their bike/s. We also recommend a solid secure, gold rated hasp and lock for the door.
- **Flats – (Cycle storage)** Our recommendations are that Sheffield stands are provided and fixed into a concrete sub-base, LPS1175 SR2 security doors with residential access control, and be fitted with self-closers along with internal thumb turns for easy egress to ensure people cannot get trapped inside. Cycle and Bin storage should be separate storage areas and not combined, this will reduce the risk of cycle theft.
- **Bin storage** - Should be dual access controlled, fob for residents and keypad for bin collection.

- **Landscaping** - Consideration should be given to the planting of trees too close to fencing as they can also act as a climbing aid to gain entry to rear gardens. It is also important to ensure that there is a management plan in place to ensure tree crowns are maintained and raised above 2m in height and ground planting and hedging is kept to a minimum of 1 – 1.2m in height, this will allow for ongoing natural surveillance across the development, open spaces and footpaths and to reduce possible conflict with lighting.
- **Shared access footpaths** – There is a footpath to the rear of plots 45, 46, 47 & 40. Please ensure there is a gate positioned as close to the front building line as possible to reduce the risk of burglary. Most burglaries occur at the rear of the property. Any shared gates should be fitted with self-closers, and private gates are fitted with self-closers and lockable from both sides.
- **Parking** – There are many parking bays that have good natural surveillance from active windows. However, there are plots that do not allow the residents to see their own vehicle, such as; 9, 10, 27, 36 & 37. I would recommend for these properties that the fence is lowered to 1.5m with 300mm of trellis to improve the natural surveillance. .

Our office would be happy to discuss “Secured By Design” and measures available to reduce the risk to vulnerabilities of crime.

If I can be of further assistance, please don't hesitate to contact me.

Regards

Clare Darbyshire

Designing Out Crime Officer (formerly ALO/CPDA)
Crime Prevention Design Team (Estates)

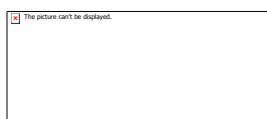
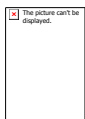
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