

Security Risk Assessment Report.

I am a retired police officer, serving in the Lincolnshire and Humberside Forces. During my services I held the post of Divisional Crime Prevention Officer for Grimsby.

I am also retired from the Local Authority, where I held the position of Planning Enforcement Officer.

Since leaving these authoritative bodies, I have engaged with the Private Security Industry and hold the positions of 'Sector Expert' for the Private Security Industry with Ofqual and consult for The Security Industry Authority.

My main engagement in the in the Private Security Industry is in Education. I am author of related qualifications and offer consultancy services, including Risk Assessment of systems and sites.

This Risk Assessment is conducted at the request of the Applicant of the following Planning Application: **Reference: DM/1052/23/FUL.**

I confirm that I am related to the applicant through marriage and that these recommendations are based on the findings of this risk assessment and without prejudice.

Site Address: Agriculture Land. South View, Humberston. North East Lincolnshire. DN36 4XA.

Site Description: At this time, the site is open land, with no construction, but is subject to a proposal to erect 10 detached dwelling houses, associated garages and driveways, along with necessary access routes.

The purpose of this Risk Assessment is to determine the risks of the properties being targets of criminal activity.

Local police statistics identify that the threat to property through crime in Humberston is lower than the national average but is still a matter of concern. Indeed, general observation of the area and research of social media identifies that Humberston is currently the subject of 'cold calling' campaign, with numerous reports of unknown persons checking premises on the guise of selling items door to door, as pedlars.

My research identifies that local forums are in regular contact with the Community Beat Officer; PC Dave Cave regarding the fears associated with these events.

The Applicant has already decided to address the risks and has included security measures as part of the planned build. These include the following:

1. Creation of a 'Gated Community'.
2. Install 'Access Controlled' systems at point of access; (Electrically Operated Gates, Keypad Entry Systems, Visual (CCTV) & Audio (Intercom) Entry Systems.
3. Install 1.8m and 2m high privacy fencing around most of the perimeter.
4. Front facing dwellings.
5. Secure and private rear gardens.

Statistics identify that the risk of crime is significantly reduced in 'Gated Communities'.

This risk assessment supports these measures and confirms that they will greatly reduce the risk of the properties of this 'Gated Community' being the subject of burglary, vandalism and anti-social behaviour.

The Local Authority recommendation to turn the build design of the dwellings that border the new path, to create Open Plan frontage, will immediately negate the aims of creating a Gated Community by allowing trespassers easy access to the site in general.

Crime trends, supported by postings on social media and advisor TV programmes, identifies that incidents of 'Door Step' crime has increased in 'Open Plan' communities, as delivered goods are less protected.

Adoption of the Local Authority 'Open Plan' proposal raises grave concerns that the appropriate levels of security of the dwellings and the safety of residents can be upheld.

In crime Risk Assessment terms, a 'Hot Spot' is defined by the 3 main factors that favour the criminal and aid them in their aims to commit crime, avoid identification and evade capture:

1. Time (*Busy v Quiet*)
2. Visibility (*Dark v Light*)
3. Accessibility (*Easy in & Easy out v Witness & Police Access*)

A major factor of the Gated Community is to restrict access and deter criminals with the fear of identification and capture.

The Local Authority proposal to adopt an Open Plan design will heighten the risk of these properties being victim of crime.

The risk to the rest of the Gated Community and adjoining properties is also increased as the Open Plan would allow users of the pathway to access the Gated Community and use it as a short cut, through to South View and on to North Sea Lane.

The Risk Assessment identifies that the current proposal to build all dwellings as chiefly front facing, will help reduce the risk of crime and promote healthy safe relationships amongst the residents.

Similarly, the design of the access roads and their associated adjacent open spaces will also promote community spirit, which in turn reduces the risk of crime.

The proposed 'Access Control' system remains effective, even though access may be granted by any of the residents of the 10 dwellings, as it reduces the amount of through vehicular and pedestrian traffic.

A great number of incidents of criminal activity is opportunism. Access Control systems are a proven deterrent to this type of crime.

In summary, the Risk Assessment supports to proposals of the Application recommends that the Local Authority Planning Department proposals should not be adopted because the safety and security of the site and adjacent area may be negatively compromised.

This report is submitted subject to findings of the Risk Assessment and without prejudice.

Signed.

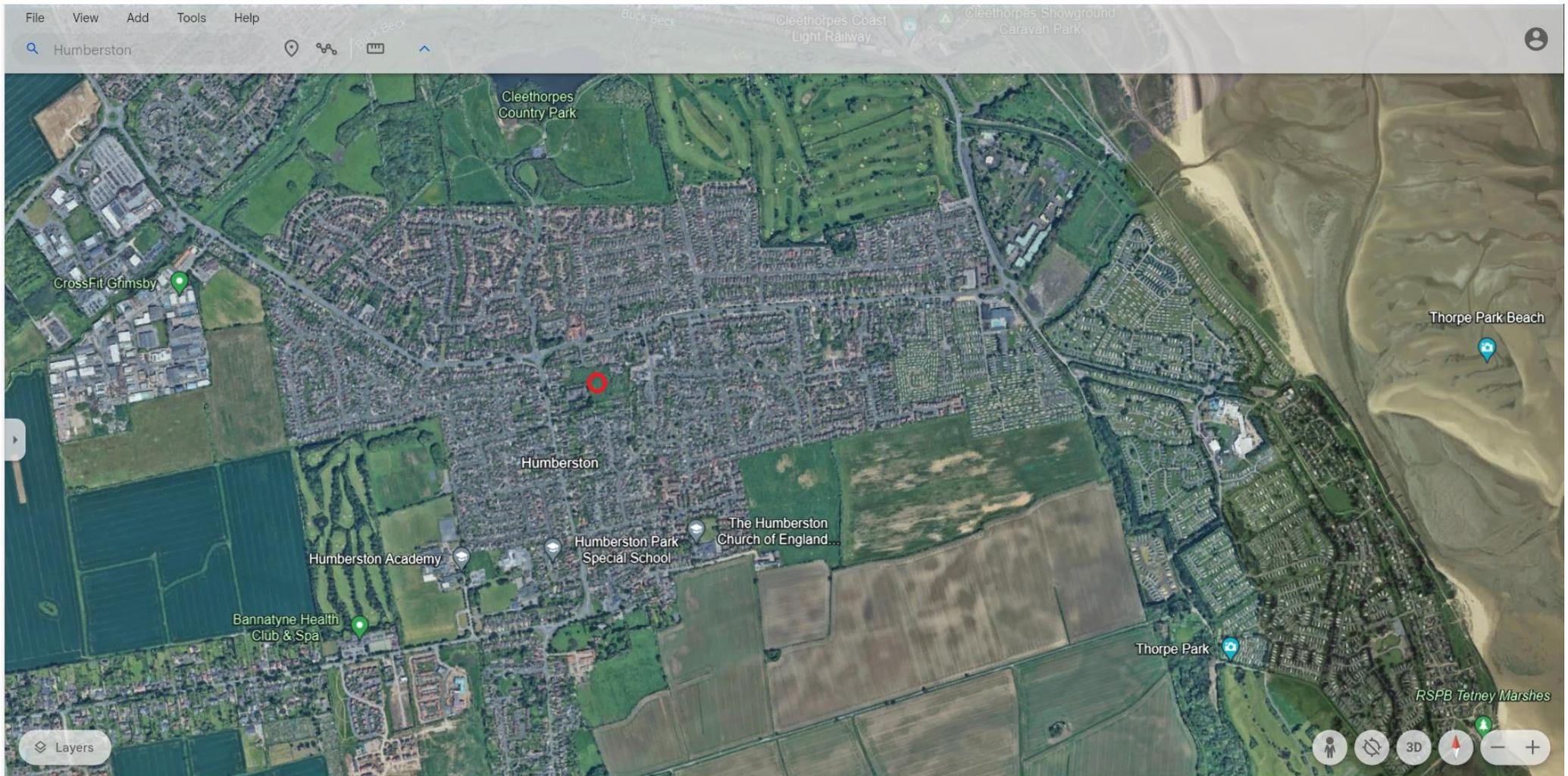
A black rectangular redaction box covering the signature of Michael Boulton.

Michael Boulton
Security Consultant

Distances to nearby greenspace amenities and similar sized housing:

Item 1

Site in Red show in relation to 2 Golf Courses / Gym & Country Club, 3 Schools, 256 Hectare Country Park, Thorpe Park & Fitties Wendover hall park, Tesco, Main traffic Routes, Beach & Cleethorpes all of which are very close and most in short walking distance. **LAND MARKED IN RED**



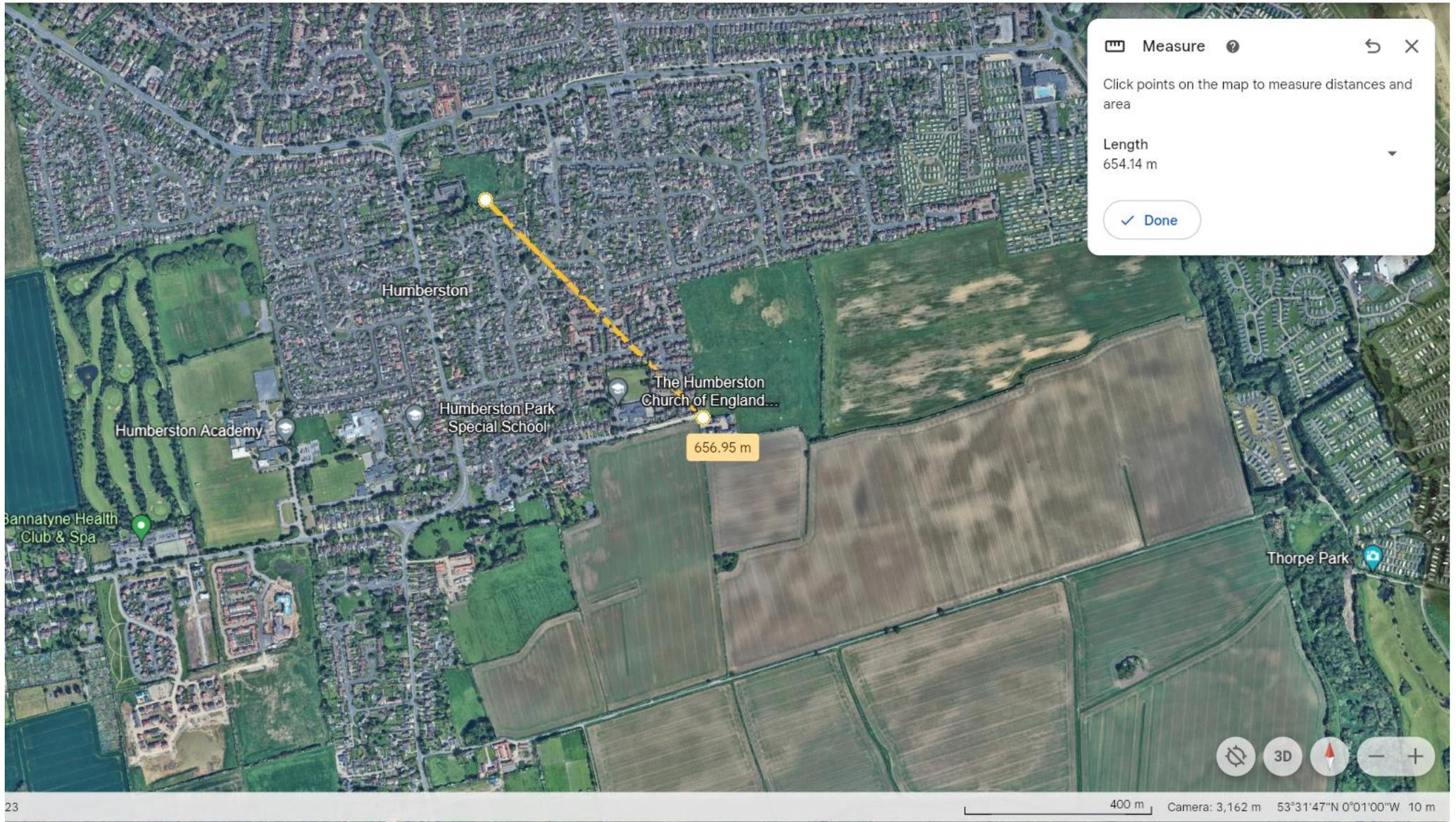
Distance from proposed development to Park Lane / Cheltenham Way and all the streets off which have existing housing either same in scale or even larger:



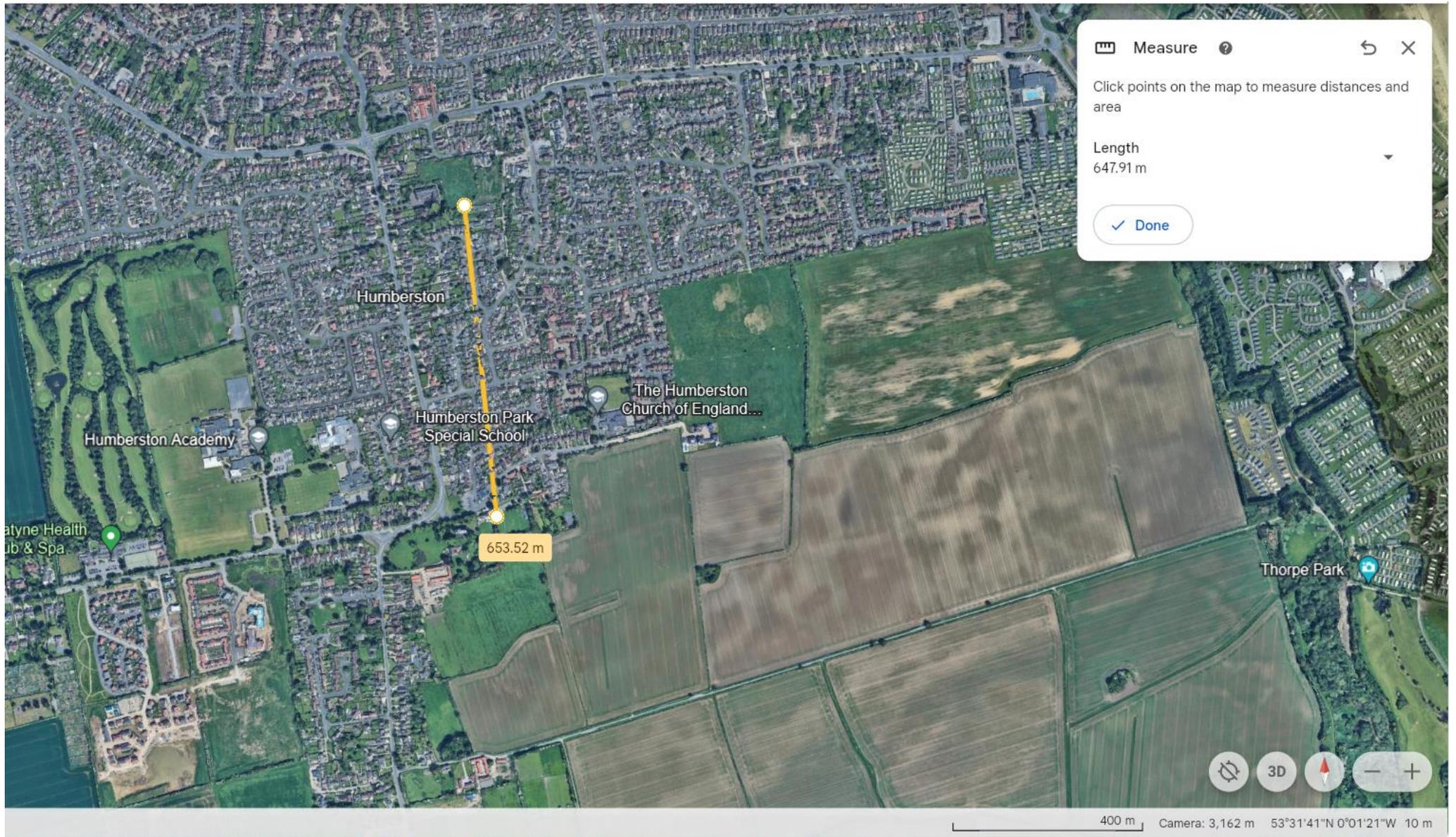
View of Park Lane, some much larger properties set in smaller grounds than the proposed site, this estate is less than 200m from the proposed site, more densely populated and hundreds of houses of similar or bigger size and scale:



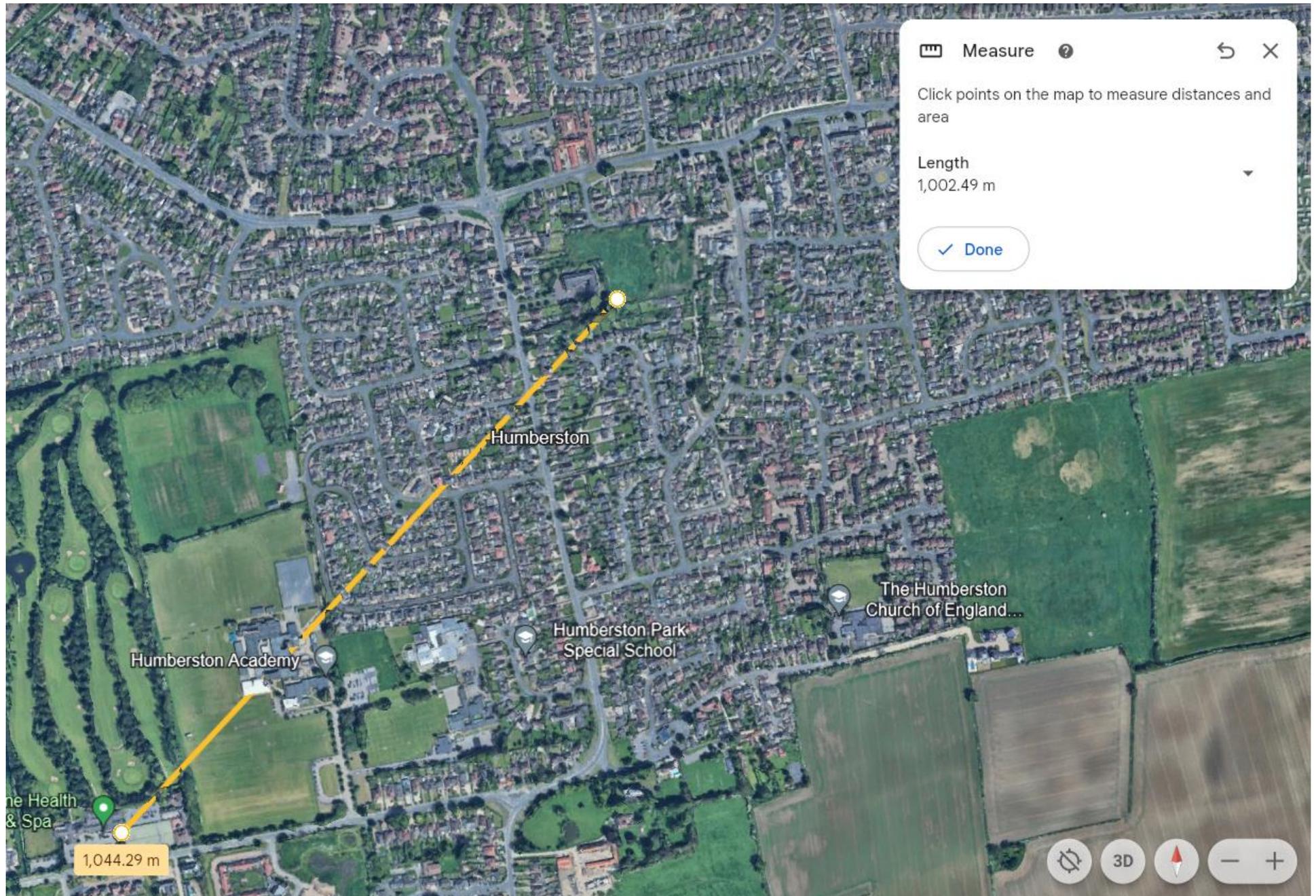
Distance to similar development 'The Laurels' in Humberston a development which consists of 4 x 3000+ sq ft 3 storey houses and one 7000 sq ft house on 1 acre:



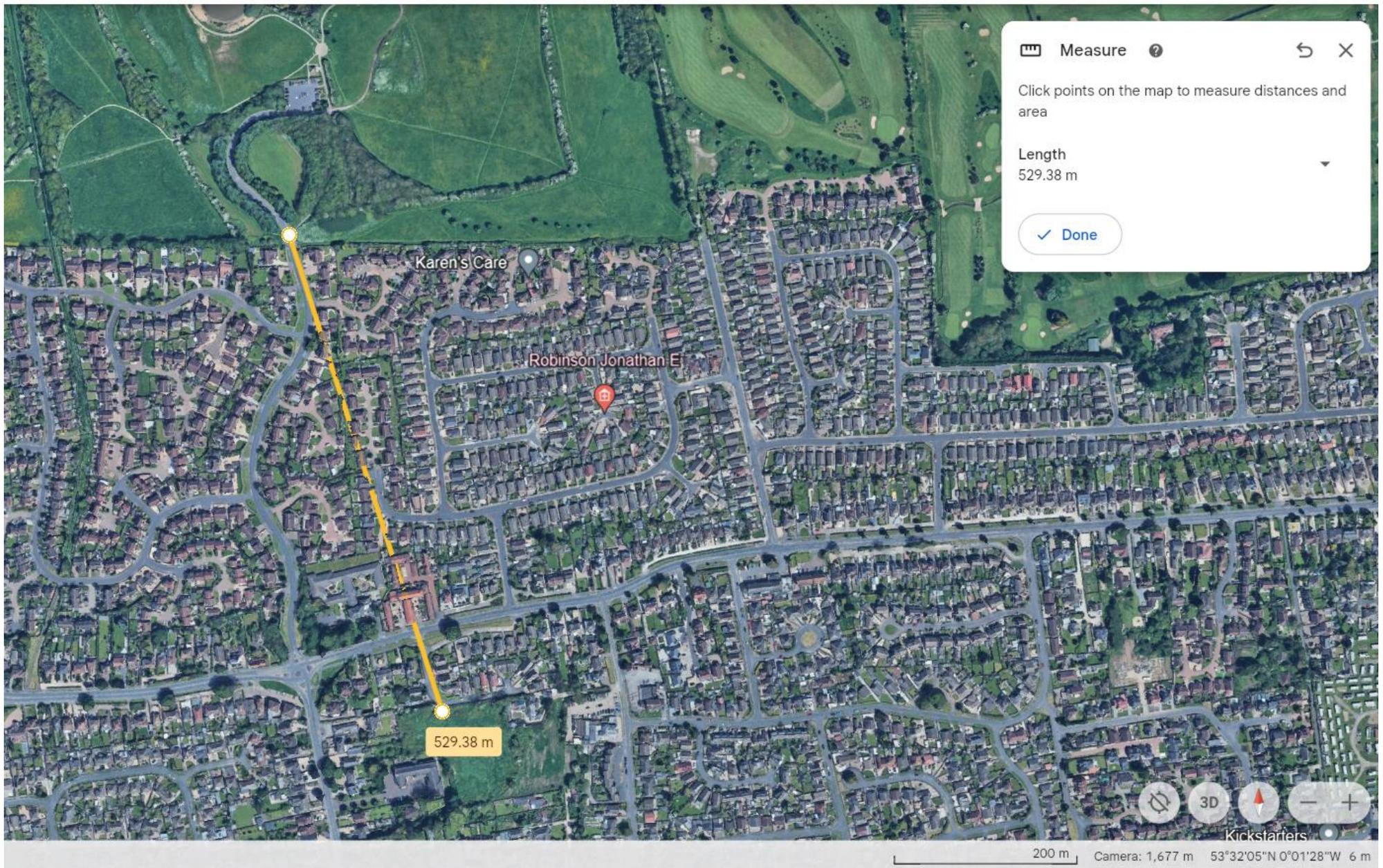
Distance to nearest Park and Greenspace, Wendover hall and Park:



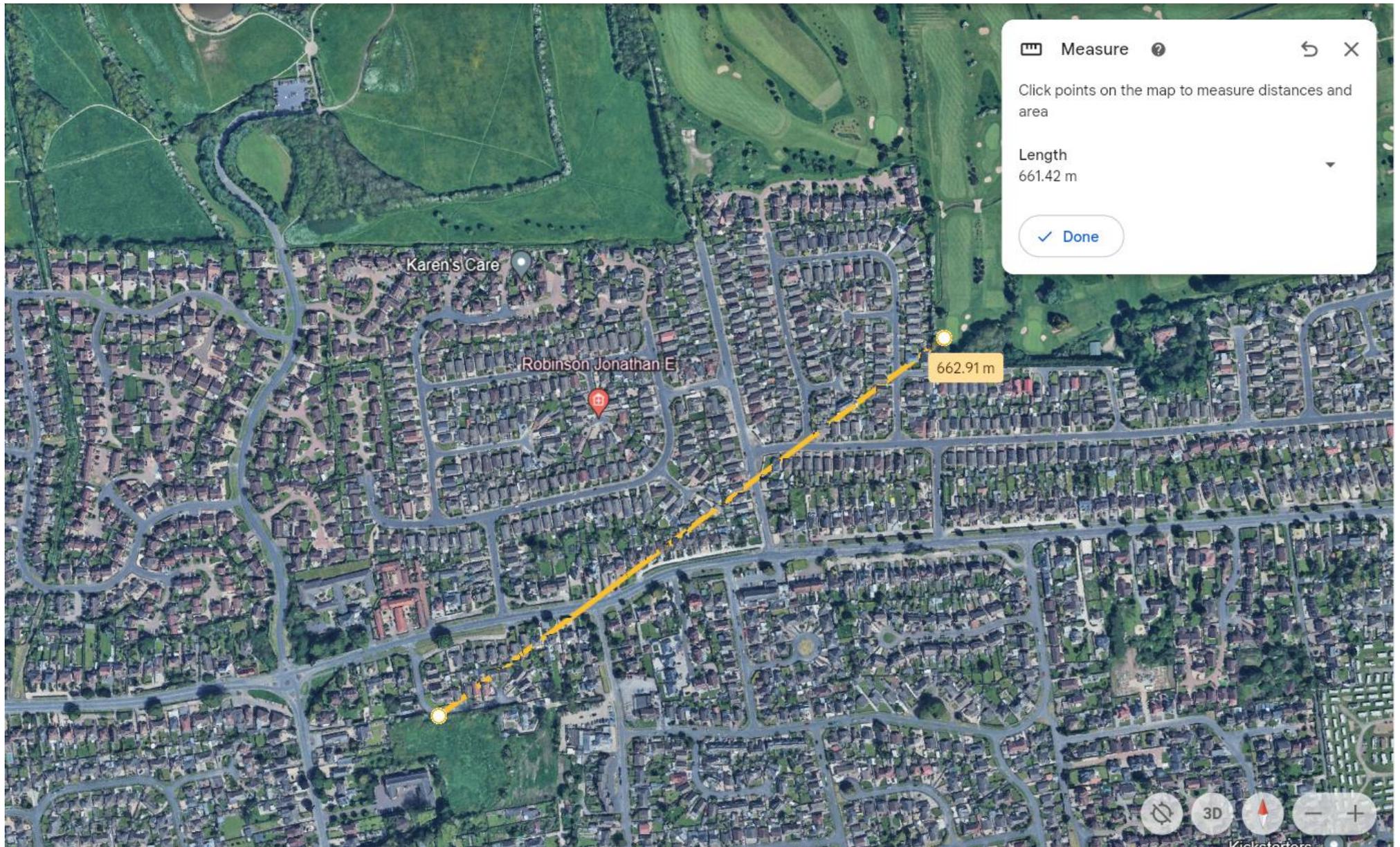
Distance to nearest Gym, Country Club & Golf Course:



Distance to 256 Hectacre Country Park:



Distance to Cleethorpes Golf Club:



Distance to Local Restaurants (3 no) / Local Pubs (2 no) / Several Takeaway establishments & Pharmacy:



Distance to Local convenience Shop / Chip Shop / Pizza Takeaway / Barbers / Estate Agents:



View from Sheraton drive down Public Footpath which will be accessible from the development.

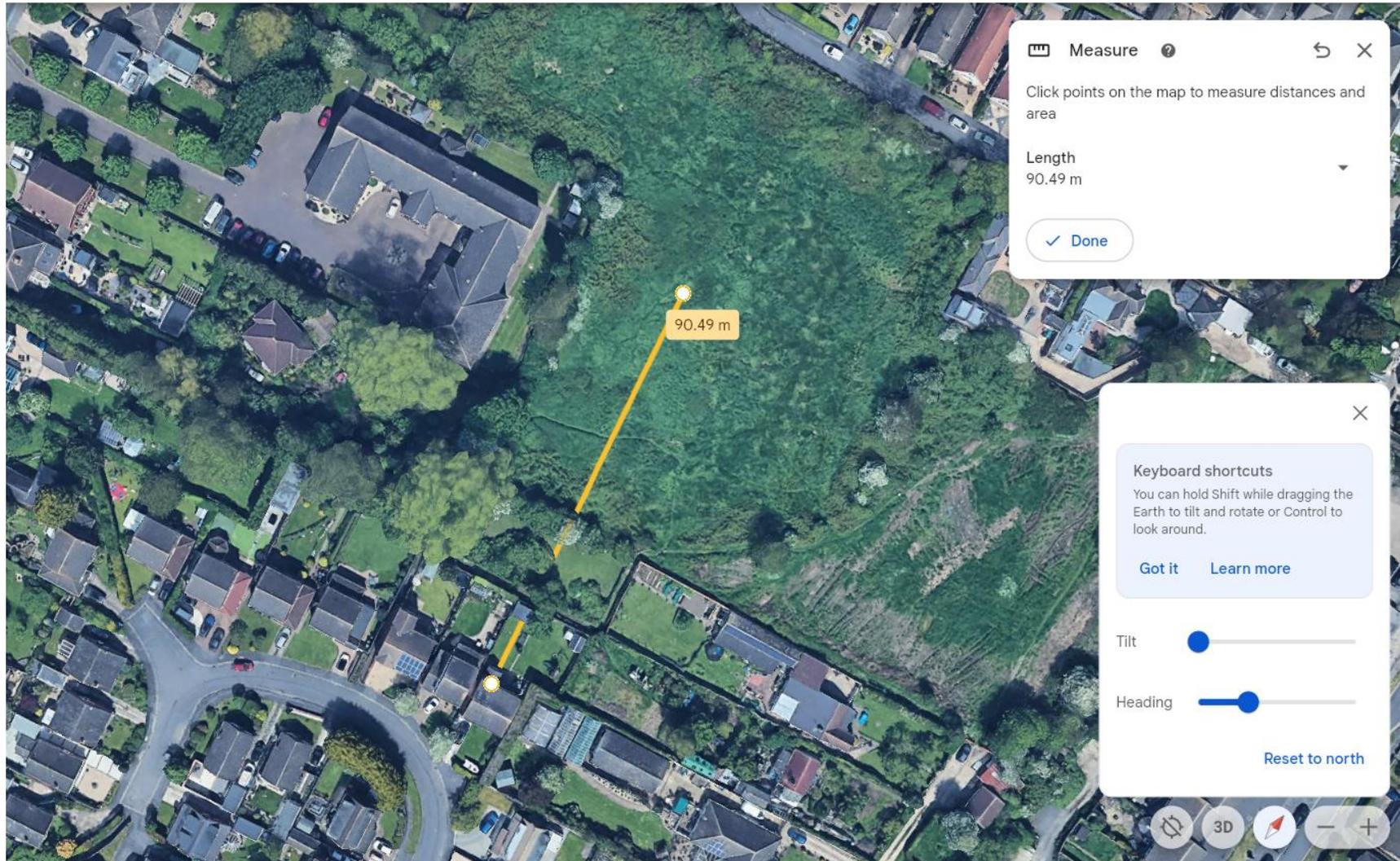
NOTE: You cannot even see the enormous Care Home from here and there are Substantial Mature Trees and Bushes between Sheraton Drive and the proposed Site which you can see behind the houses, these also form a large natural barrier between Sheraton Drive and the Site. In addition to the Large mature trees and Hedges, the proposed new properties will be almost 90m or almost 300 feet from the rear of these properties and only 2 storey detached properties as are these houses on Sheraton Drive themselves:



View from Sheraton drive showing the Buffer Zone, Substantial Trees and Hedges (retained) the enormous Nursing home & Public Footpath that runs on the Adjacent Land and is retained and improved:



PLAN VIEW from Sheraton drive showing the distance between proposed and existing houses. There will be around 90m or almost 300 feet between properties plus a parcel of land between with mature hedges and trees to each side of the land! You can see the very substantial nursing home to the left which Sheraton Drive cannot see even though its larger and closer, they the planning department objections state that Sheraton Drive will somehow see or be overlooked the proposed 2 Storey houses much farther away than the nursing home & heavily screened?:

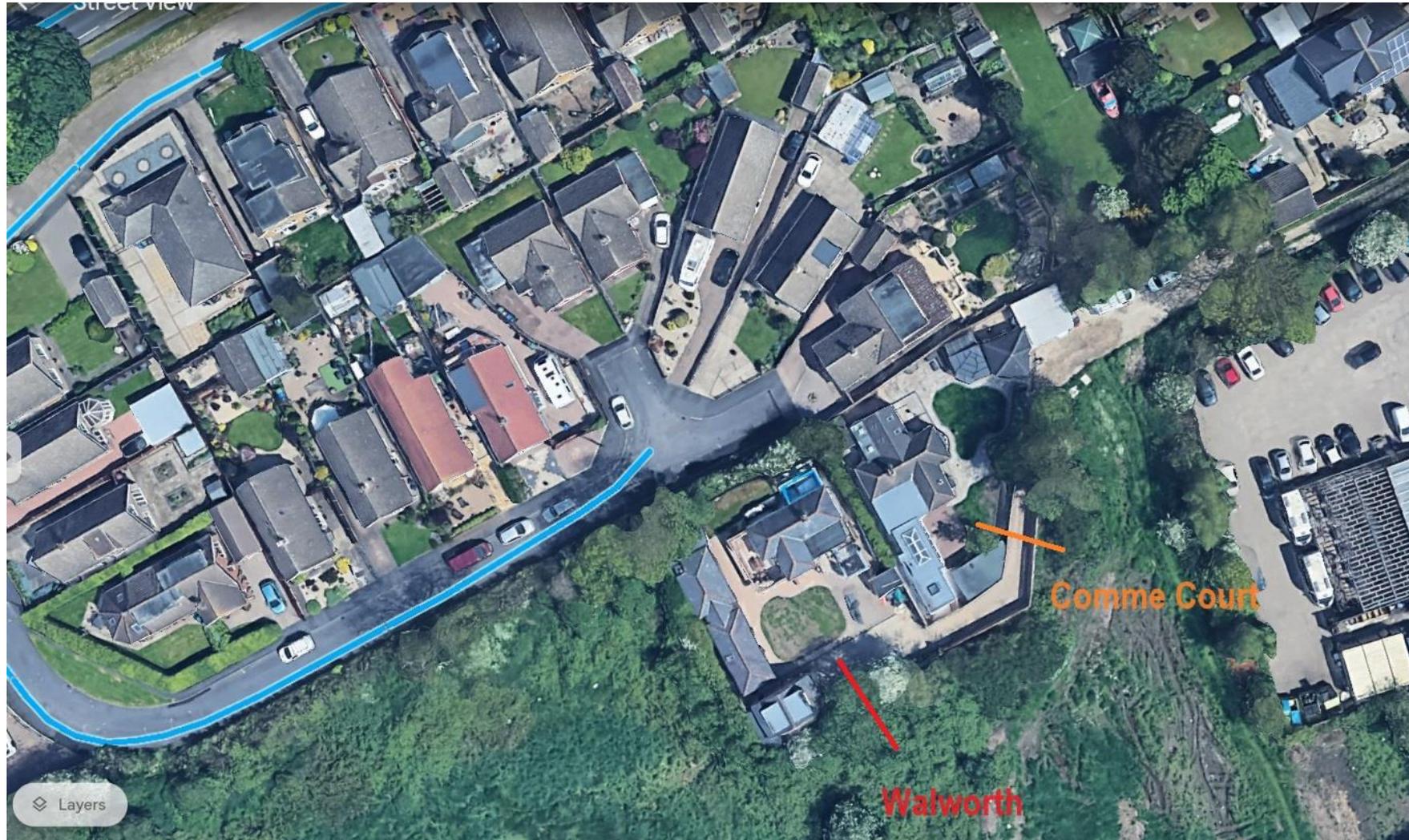


This is the previous proposal from the Council Planning department put forward for approval with its full support:



Google view of the very substantial dwellings of Walworth & Comme Court, both of which had very large extensions granted under delegated powers by the planning department, neither of who have objected to this application at all.

You will Note that Walworth has a Pool Building almost the entire length of the border, then there is a 2m Fence and 4m of mature hedging, our proposal is one 4 bed Dormer Bungalow sideways onto Comme Court and not overlooking what so ever.



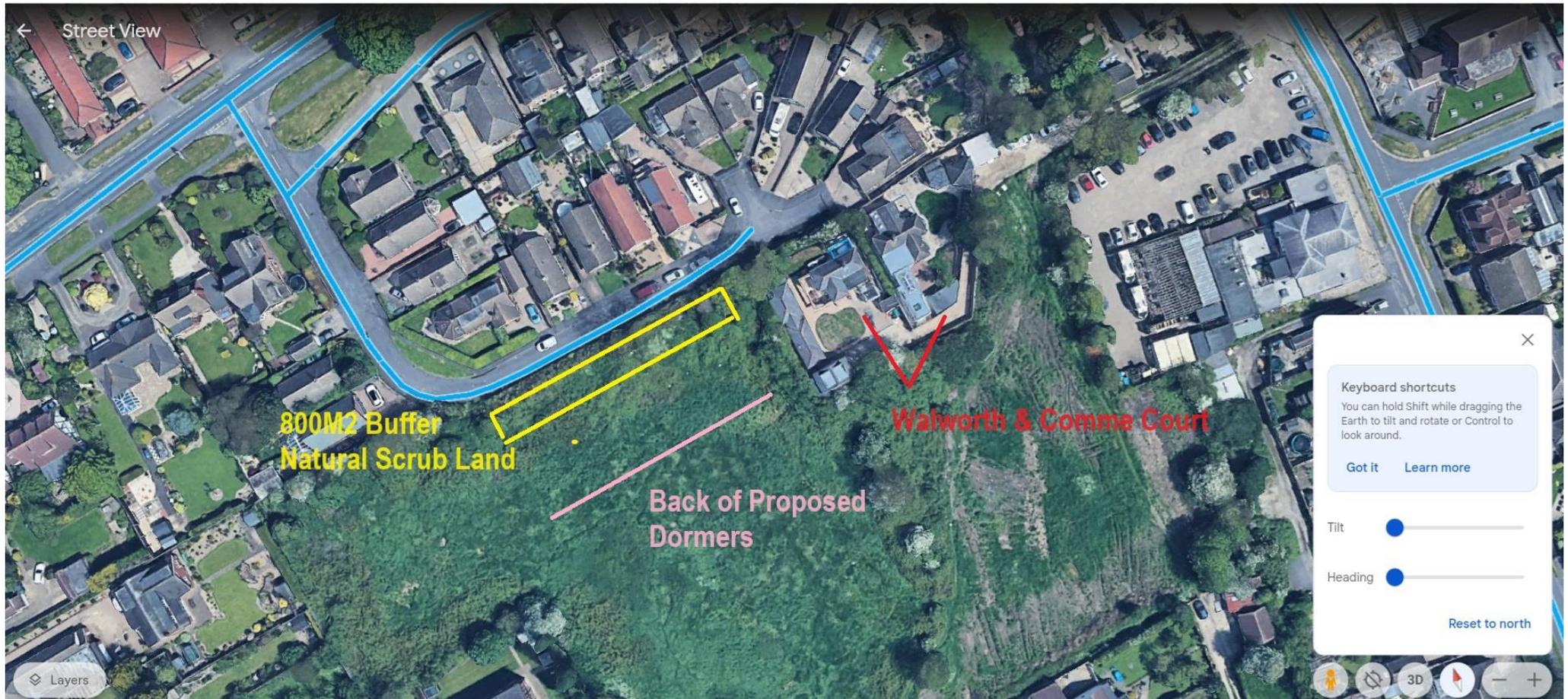
Views of the very substantial dwelling of Walworth as seen from Southview, this extension was passed under delegated powers and overlooks all of Southview and is only metres from Southview, where as our proposal for 4 no Dormers see them placed over 50m from Southview behind a mature hedge of over 12 feet high and growing and with an 800m of Natural Scrub land between.



Siting of proposed Dormer bungalows:

To the right you can see how close Walworth is to Southview, around 5m or 16 feet.

Below in PINK is the building line of the rear of the proposed Dormer Bungalows that will be at least 38m or well over 100 feet away from Southview properties with a Buffer zone planted with a Wild Meadow or native scrubland and then a Dyke and 12 to 14 foot hedges between!



View from no 10 Southview towards proposed site at eye level, you can see the very substantial Care home, but only just, the Dormer bungalows would be nowhere near this height, the hedge is also shown in winter and had recently been harshly cut back:



Item 3

From: Ed Timmins [REDACTED] >
Sent: Tuesday, March 19, 2024 7:25 AM
To: Bethany Loring (EQUANS) <Bethany.Loring@nelincs.gov.uk>
Subject: Ash Holt DM/0447/23/FUL

You don't often get email from [REDACTED]

Good morning Bethany,

Can I please add my comments reference the Construction Traffic Management Plan for Ash Holt, DN37 0RJ.

Timmins Engineering & Construction Ltd were contracted to construct the previous building on this site and were briefed on the access to the site before-hand via a comprehensive traffic management plan to use access from the A16 to the site not through Brigsley village.

We carefully planned our HGV loading and movements to minimise the number of HGV visits. We use our own in house transport so that we can manage these sort of projects efficiently and reduce the impact of HGV movements to the local area as much as possible.

As with all construction projects and even DIY home owner projects some materials inevitable have to be moved via a HGV but once they are on their respective site all work is contained within that area off the public highway.

We would again adhere to the proposed construction phase plan and traffic management plan to reduce the impact and disruption to the local residence to a minimum.



Edward Timmins
Director



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