

# Scottish Borders Local Plan

Supplementary Planning Guidance No 17 on

## Designing Out Crime in the Scottish Borders

August 2007



SCOTTISH BORDERS COUNCIL  
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

SUPPLEMENTARY PLANNING GUIDANCE NO 17  
DESIGNING OUT CRIME IN THE SCOTTISH BORDERS

ADOPTED AUGUST 2007

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**IMPORTANT NOTE:** At the time of publication, information in this document on planning permission and listed building consent requirements is accurate. The ongoing national reforms of the planning system are expected to introduce changes to the planning system in late 2007/ early 2008, particularly in the area of Householder Development. This Document will be updated at that time, however, please check the Scottish Borders Council Website ([www.scotborders.gov.uk/life/planningandbuilding/planningapplications](http://www.scotborders.gov.uk/life/planningandbuilding/planningapplications)) or with your Local Planning Office prior to carrying out work. The Development Control service operates from five area offices, which administer the service within their respective parts of the Borders (see contacts section below).

You can obtain this document on tape, in Braille, large print, other language translations and various computer formats by contacting the address below. The document can also be obtained from the Council Website at: [www.scotborders.gov.uk](http://www.scotborders.gov.uk)

Contact us at Planning and Economic Development, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Telephone: 01835 825060. E-mail: [ped@scotborders.gov.uk](mailto:ped@scotborders.gov.uk)

## DESIGNING OUT CRIME IN THE SCOTTISH BORDERS part one

### 1 Introduction

The Finalised Scottish Borders Local Plan published in December 2005 identifies a number of topics for which Supplementary Planning Guidance would be forthcoming.

This guidance sets out how opportunities for crime and antisocial behaviour may be reduced through the planning process. This is referred to as 'designing out crime' in the remainder of this guidance, which draws together best practice principles and provides guidance from a Scottish Borders perspective.

National guidance is brought forward through the Police Force's "Secured by Design" initiative. "Secured by Design" sets a minimum standard for safety and security particularly for individual properties. The Advice of the Police Architectural Liaison Officer (ALO) will be sought in circumstances where further professional advice is considered by the Planning & Economic Development Department (hereafter the Planning Department) to be appropriate.



**Further Details on the "Secured by Design" initiative can be found at the following website:**  
[www.securedbydesign.com](http://www.securedbydesign.com)

Crime statistics for the Scottish Borders show a low risk of serious and violent crime, but opportunistic crime, including theft of property and theft from property exists in both rural and urban contexts. While the Scottish Borders has a relatively low instance of housebreaking when compared with the rest of the Lothian and Borders force area, nearly half of these were entry from the rear of properties, which with greater attention to detail can be easily deterred.

This guidance therefore aims to improve awareness amongst the development industry and householders in the Scottish Borders, and to ensure that the layout, landscaping, lighting and design of all new developments contribute to creating an attractive and safe environment. This guidance also provides practical guidance for consideration in the determination of planning applications and applies national policy (PAN 77 – see part two below) to new development. The main guidance on Householder development and Residential development can be found in Part 3 of this guidance, entitled "Residential development and existing residential property."

## DESIGNING OUT CRIME IN THE SCOTTISH BORDERS **part two**

### 2 Planning Policy

#### **National Planning Policy and Guidance**

National planning policy on designing out crime can be found in the Scottish Executive Publication “*Planning Advice Note 77, Designing Safer Places*”. PAN 77 Designing Safer Places is available for download from the Scottish Executive’s Website:

[www.scotland.gov.uk/Resource/Doc/95658/0023159.pdf](http://www.scotland.gov.uk/Resource/Doc/95658/0023159.pdf)

The advice note states that the planning system alone cannot be responsible for tackling the social, economic and environmental problems which are usually evident in the areas most affected by crime. However, it does have a role to play in the design of safer places, either through small-scale improvements, such as the provision of appropriate landscaping, or through the master planning of a large-scale regeneration project.

The advice note outlines general planning principles for consideration when creating safer places. They are grouped under the broad headings of context, identity and connection.

**Recent new build development in Peebles, as featured in PAN 77. The development features:**

- **Habitable rooms facing the public realm.**
- **Back gardens that abut other rear gardens and are secured by taller side gates.**

**This reduces the opportunity for forced entry into the rear of the property.**



The executive has also published “a policy statement for Scotland: Designing Places”, which identifies the consequences of poor design: <http://www.scotland.gov.uk/library3/planning/dpps-00.asp> Also of relevance is PAN 76 on New Residential Streets which explains how Designing Places should be applied to new housing: <http://www.scotland.gov.uk/Publications/2003/02/16489/18778>

#### **Local Planning Policy**

The Finalised Scottish Borders Local Plan published in December 2005 identifies a number of topics for which Supplementary Planning Guidance will be forthcoming. This supplementary guidance covers designing out crime through planning and draws together best practice principles from a Scottish Borders perspective. The Finalised Local Plan (containing planning policies used in the determination of planning applications) can be viewed online at:

[www.scotborders.gov.uk/life/planningandbuilding/plansandpolicy/9088.html](http://www.scotborders.gov.uk/life/planningandbuilding/plansandpolicy/9088.html)

Policies G1 and G5 of the Finalised Local Plan are relevant to designing out crime. The relevant parts of these policies state:

**Policy G1 (Para 15) Quality Standards for New Development (Excerpt)**

All new developments will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. As a general principle, the Council will encourage full planning applications in preference to outline. The standards which will apply to all development are that:

“..... It incorporates, where appropriate, adequate safety and security measures, in accordance with current guidance on “designing out crime.”

Developers may be required to provide design statements, design briefs or landscape plans as appropriate.

All of these issues closely relate, and their successful location, design and relationship with each other are essential to reduce opportunities for antisocial behaviour and or crime.

**Policy G5 (Para 7) Developer Contribution (Excerpt)**

Contributions may be required for the following:

“..... Provision of .... facilities and equipment for the satisfactory completion of the development that may include: measures to minimise the risk of crime.”

**Supplementary Planning Guidance on Developer Contributions**

Scottish Borders Council have produced supplementary planning guidance on Developer Contributions. This is available for download from the Council Website:

<http://www.scotborders.gov.uk/life/planningandbuilding/plansandpolicy/18703.html>

Section 8 of this document, ‘Miscellaneous Works, Facilities and Equipment’ is relevant to designing out crime in the Scottish Borders. This section applies to **ALL** developments. Under its provisions developers are required to develop their schemes in a manner that minimises the risk of crime or disorder and creates a safe environment. Contributions may be required towards the improvement, provision and maintenance of:

- lighting and physical security measures
- CCTV
- improving natural surveillance.

# DESIGNING OUT CRIME IN THE SCOTTISH BORDERS **part three**

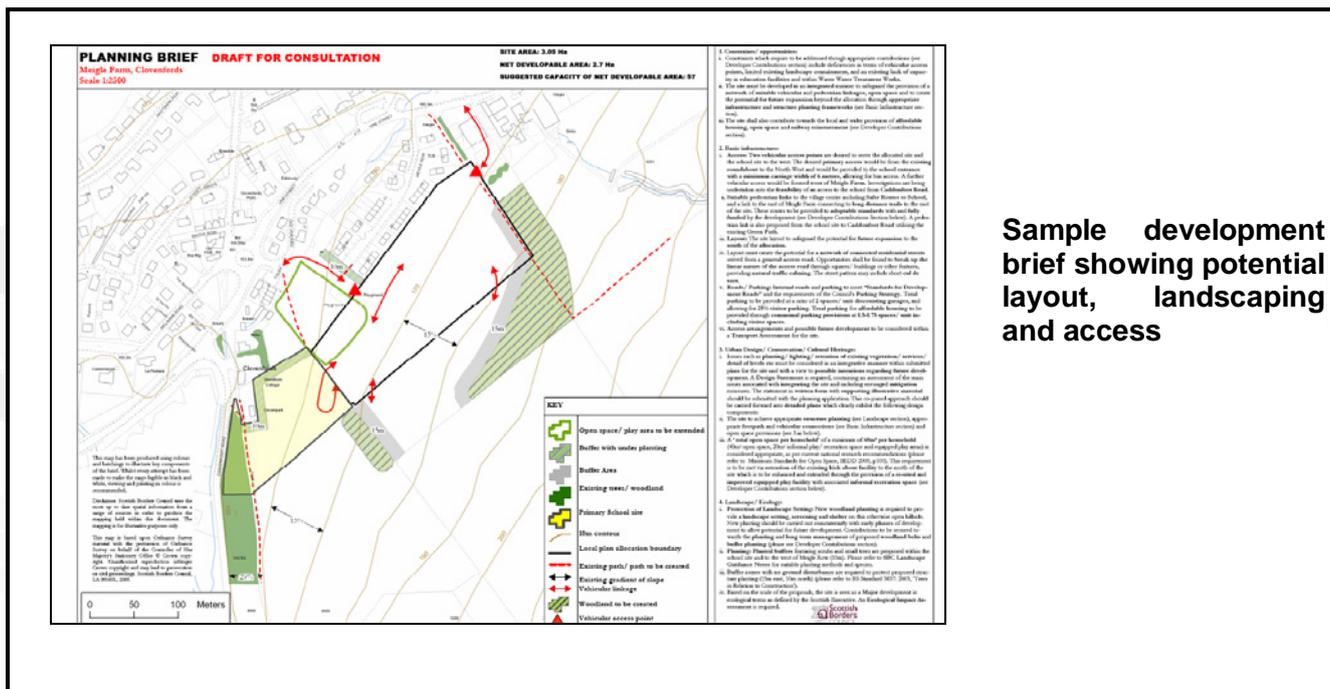
## 3 Residential Development and Existing Residential Property

### RESIDENTIAL DEVELOPMENT

#### A LAYOUT OF SITES – ROADS & FOOTPATHS

It is desirable that vehicular and pedestrian routes are designed in a way that ensures they are visually open, direct, well used, and overseen from habitable rooms. Where it is desirable to limit access/use to residents and their legitimate visitors features such as rumble strips (with careful placement to avoid noise nuisance), change of road surface (by colour or texture), pillars, narrowing of the carriageway, and pedestrian gates may be used. These measures help to psychologically define the 'defensible space', that is, to give the impression that an area is private, or at least overseen, and part of the space that will be protected by the occupants of adjoining properties.

The Council is committed to producing a series of Development Briefs for major sites allocated through the Local Plan Process. These can be accessed via the Council Website: <http://www.scotborders.gov.uk/life/planningandbuilding/plansandpolicy/7464.html>

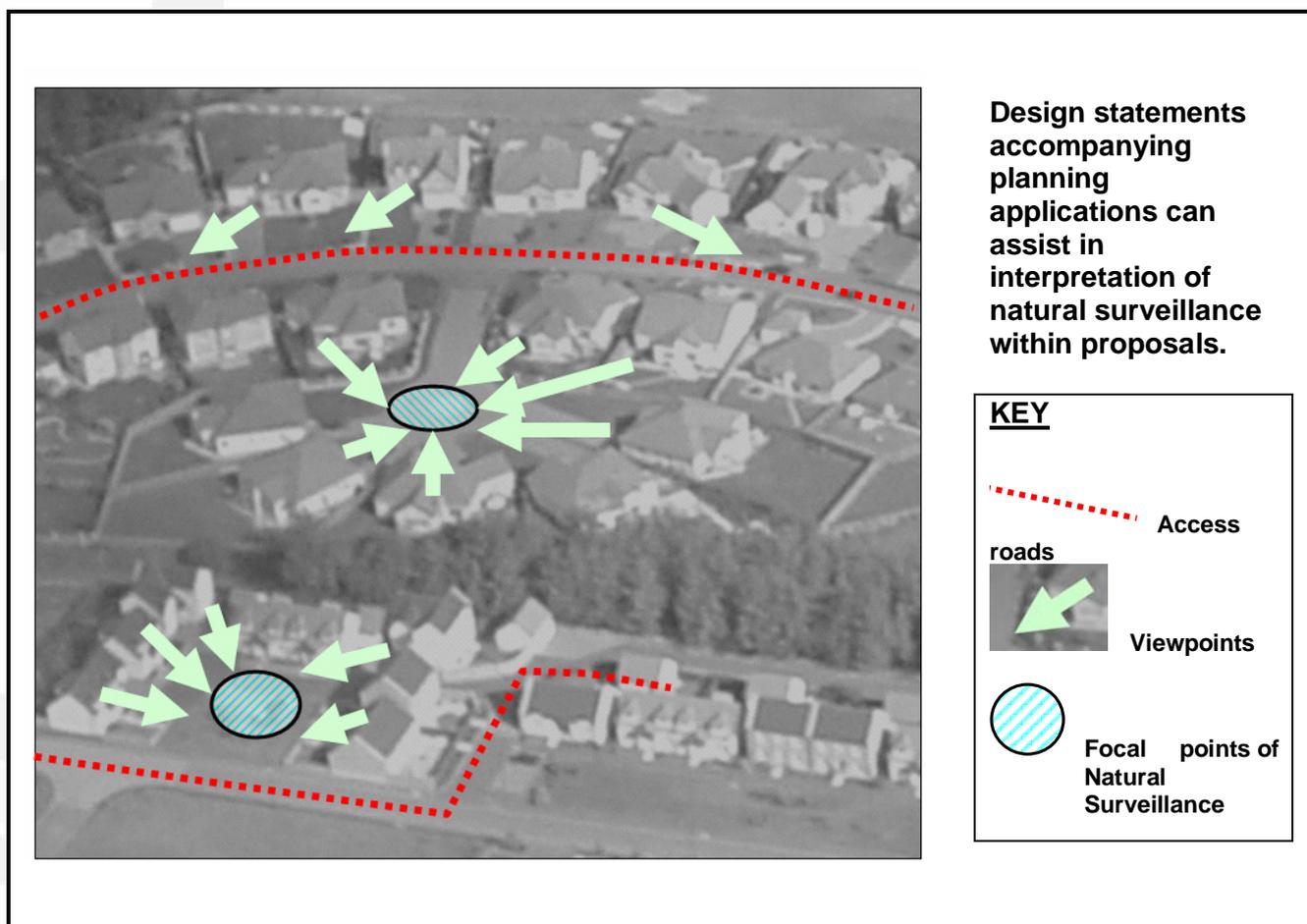


Sample development brief showing potential layout, landscaping and access

Whilst design briefs may be prepared for certain sites, in many cases the first opportunity for consideration of layout will be at the planning application stage. Early contact with the Planning Department, prior to submission of an application is therefore recommended to ensure the proper consideration of the interrelationship between issues relevant to designing out crime. (Contact details are given at the end of this document.)

## **B LAYOUT OF DEVELOPMENT – CASUAL SURVEILLANCE**

Casual surveillance limits the opportunity for crime by increasing the perception that people in the public realm can be seen from adjacent buildings and that their occupants regard the public realm as an extension of their own environment. This 'defensible space' is more likely to be informally protected by such occupants. Casual surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction.



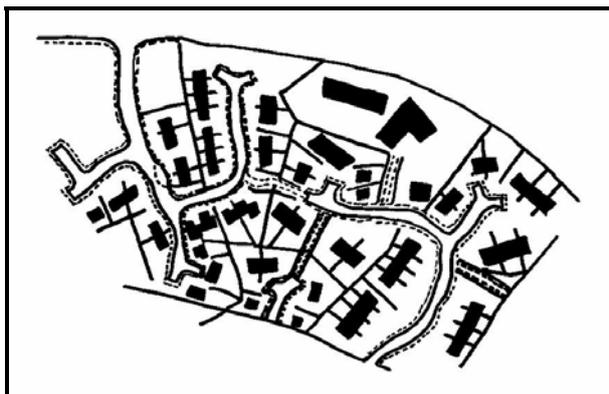
Casual surveillance is naturally occurring. As people move around an area, they observe what is going on around them, provided the area is open and well lit. Supporting a diversity of uses, for example, which attract a range of users and interests within a public space, is highly effective. Casual surveillance is not however about creating a sterile or fortress-like public and private realm.

Doors and windows that look out onto streets and parking areas, see-through barriers (glass brick walls, hit-and-miss timber fences), pedestrian-friendly pavements and streets, and avoidance of hidden building entry points are all important considerations. Designing night time lighting is particularly important: high intensity lighting of large areas is discouraged. Bright lights can dazzle and reduce visibility beyond the lit area. Alternatively, feature lighting that draws an observer's focus to access control points and that light up potential hiding areas are to be preferred.

Parking areas and garage blocks remote to premises should be avoided. They should be overseen by habitable rooms.

## **C CUL-DE-SACS AND THROUGH ROADS**

There has been considerable debate in recent years concerning the relative merits of through roads and cul-de-sacs in residential layouts. It is now recognised that the two schools of thought are not mutually exclusive. There is no objection in principle to either through roads or cul-de-sacs providing the designer pays due regard to reducing opportunity for crime. Through-roads need to be well-used, well-lit and have an open visual aspect to reduce opportunities for unseen escape by any perpetrator.



Cul-de-sacs tend to be satisfactory when they are short in length. They should not be linked by rear footpaths which run unseen between back gardens. Research suggests the cul-de-sacs that experience most housebreaking usually feature one or more of the following characteristics:

- back onto open land, railway lines, footpaths etc, and/or
- are very long or complicated with cul-de-sacs branching off other cul-de-sacs and/or
- are linked to one another by unseen footpaths, which are hidden from the view of adjoining properties.

Any linkages which are justified to ensure accessibility need to be overseen by adjoining properties, un-obscured by screen fencing.

Where appropriate, Permitted Development Rights for such obstructions will be removed.

## **D PLANTING**

Well planned landscape schemes are encouraged but should avoid tall shrubs/hedgerow planting that will obscure bus-stops, seating areas or views into play areas / open space, car parking, building entrances etc. Lighting and tree planting (and CCTV if required) all need to be planned together. The Planning Department will expect to see the full integration of such details on proposals.

The planting of trees and shrubs in new developments to create attractive residential environments will be supported but must ensure:

- future maintenance requirements are adequately considered at the design stage and mechanisms are put in place to ensure that the maintenance will be properly carried out;
- the planting design reduces opportunities for crime;
- new planting has been integrated with lighting, levels, existing vegetation, and development proposals.

The correct use of certain species of plants such as spiny or thorny types (e.g. Thorns, Holly, and Berberis) can help prevent graffiti and loitering and create or enhance perimeter security. Defensive planting is not just about prickly shrubs. It is about selecting the right type of plant for the right place. For example, open branched and columnar trees can be used in landscape schemes where natural and formal surveillance is required. Climbing plants can be used to cover walls likely to be used as canvases for graffiti. Carefully selected trees and shrubs can be used to “green up” the most hostile of environments providing both horizontal and vertical interest without adding to crime risks. An attractive environment will be more desirable as a place to invest and in which to live and work



Planting should not impede the opportunity for casual surveillance and must avoid the creation of potential hiding places. As a general recommendation, where good visibility is needed, shrubs should be selected to have a mature growth height no higher than 1.5 metres, and trees should have no foliage below 2 metres, thereby allowing a clear field of vision up to eye-line level. As a general rule, building frontages should be open to view excepting, for example, houses standing in their own private grounds. Attention should be given to the location of walls and hedges so that they do not obscure doors or windows from the public realm. Trees should not be located where they may become climbing aids into property or obscure lights or CCTV cameras.



**PAN 44: Fitting New Housing Development into the Landscape provides further detailed advice on Planting. The Document is available from the Executive website:**  
<http://www.scotland.gov.uk/Publications/2005/04/01145231/52326>

New tree planting should be discouraged from close proximity to existing lighting columns due to future maintenance issues. Developers (and householders) should note that the obstruction of a light is an offence under the Roads Scotland Act. New lighting schemes, however, will equally need to be carefully designed to accommodate existing or new tree planting, allowing for tree growth over time. Trees and lighting issues need to be planned together.

## **E** GABLE WALLS

It is important to avoid the creation of windowless elevations and blank walls adjacent to space to which the public have access, including play/open space, footpath links or car parking.

Blank gables, commonly at the end of a terrace, can be vulnerable to graffiti and, if they abut the public realm, cannot discourage 'unseen' loitering. Where possible, provide at least one window to give views over the publicly accessible area. If a ground level window is likely to be obscured by screen fencing (erected either by a developer or under permitted development rights by a householder) then ensure an upstairs habitable room oversees the site.



Where blank gable walls are unavoidable, one of the following methods should be used:

- Provide a 1m buffer zone using either a 1.2 – 1.4m railing or a 1.4 – 1.5m mature height hedge. Hedging will have to be protected with a temporary fence until it becomes established. Responsibility for maintenance of the buffer strip must be clearly identified.
- Where there is insufficient room for a buffer zone, either grow a climbing plant up the wall or framework, or apply a finish to the wall that will allow easy removal of graffiti.

## **F** PLANTING ADJACENT TO FOOTPATHS

In general, planting next to a footpath should begin at the rear of the verge, starting with low growing plants with taller shrubs and trees to the rear. Planting immediately abutting the path should generally be avoided as the plants will invade the path creating pinch points, places of concealment and unnecessary maintenance. Typically a 1m (min) grass strip should abut the pavement and blend into low growing ground covers before taller shrubs are used. To reduce vandalism to young tree planting (and to improve growth rates), trees should be planted 2 - 3m from the edge of a public footpath and be planted within a shrub bed rather than into grass. Where footpaths run next to buildings or roads the path should be open to view. This does not prevent planting, but will influence the choice of species and the location of planting. Where public footpaths run immediately next to front doors and windows, defensible space may be increased by use of a low wall and/or railing (up to 1.2m) immediately in front of the property. This is particularly important in an area with a known graffiti problem where the use of defensive planting might also be appropriate.

## **G** SEATING ADJACENT TO FOOTPATHS

Before placing any seating (or structure capable of being used for seating) next to a footpath, always consider the context, in terms of the physical and social environment. Seating can be a valuable amenity or a focus for antisocial behaviour. In many parts of the region this is not an existing problem. However, seating at one point might be a focus for concern, whereas at a different point on the same footpath, perhaps with better natural surveillance, it may be trouble-free. The following specific points should be considered:

- Which people are most likely to be using the footpath? Can seating be made more/less attractive to specific groups of users by the way it is designed and located?
- Is it the intention to encourage stopping and social interaction at particular points along the footpath?
- Would seating encourage or attract inappropriate activity?
- Is vandal resistant seating necessary?
- Should seating be placed immediately adjoining a path or be set at the back of the verge (allowing for ease of access by wheel chair users in all cases).

In each case, the ALO will be able to advise further.

## **H** LIGHTING OF PATHS AND ROADS

The need for lighting will be determined by local circumstances. In a town environment the lighting of a footpath is generally only effective in reducing crime levels (or preventing them from rising) if it is matched with a high degree of natural surveillance from surrounding buildings. The lighting of an underused footpath may give the user a false sense of security.

Further information is available from the Institute of Lighting Engineers:  
<http://www.ile.org.uk/index.php?page=technical>



Footpaths that are to include lighting should be lit to the relevant levels as defined in BS 5489. It is important that the landscape architect and lighting engineer co-ordinate their plans. This will help avoid problems such as conflict between lighting and existing or future tree canopies. If CCTV is to be included in a scheme, then lighting, planting and CCTV need to be co-ordinated from the earliest design stage. CCTV should not be used to dictate planting free zones.

## **I** PHASING OF DEVELOPMENT

Major new residential developments take time to build. Developers may plan for phased implementation, the rate of construction being affected by the state of the economy/housing market and infrastructure provision. The achievement of networks of open space, footpaths and cycleways generally demands long term planning, and opportunities have to be taken as they arise through the development process to implement and link the component parts of these routes. Advice will be sought from the ALO to determine whether new pathways should be opened to public use before surveillance from planned development is in place.

## **J** PUBLIC SPACES WITHIN DEVELOPMENT

Communal areas, such as playgrounds, seating or drying areas have the potential to generate crime, fear of crime and antisocial behaviour. They should be designed to allow supervision from nearby dwellings with safe routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces should have features, which prevent unauthorised vehicular access. Communal spaces as described above should not immediately abut the boundaries of residential buildings.

## **K** PROPERTY BOUNDARIES

It is important that demarcation between public and private areas is achieved. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept below 1.5m. Avoid recesses in walls and fences where unwelcome visitors can hide. Front garden planting of feature shrubs and suitable trees (e.g. open branched or light foliage or columnar habit etc) will also be acceptable provided they are set back from paths and placed to avoid obstructing visibility. Vulnerable areas, such as side and rear gardens, need more defensive barriers with walls or fencing to a minimum height of 1.8m. However, there may be circumstances where more open fencing is required to allow for greater surveillance. Trellis topped fencing can be useful in such circumstances. Where risk of rear property entry is increased with gardens adjoining public open space or footpaths, for example, additional deterrents such as increased rear fencing height, additional trellis height, or thorny shrub

planting must be considered. The Local Planning Authority will consult with the ALO to agree solutions which best fit local circumstances.

## **L PROPERTY IDENTIFICATION**

Clear naming and numbering of properties is essential to assist residents, postal workers and the attendance of emergency services. However, to reduce maintenance difficulties and informal gathering, street names should be fitted to housing, or to boundary walls, rather than set into the pavement. This will require early agreement of street names and phased erection of name plates as development progresses.

## **M UTILITIES**

In recent years the local press has documented incidents of bogus callers. The positioning of flush ground level meters to the front of properties (in a locked cabinet overlooked by adjoining properties) can remove the need for entry into a property. Utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (vestibule system) so that meter access can be restricted to authorised personnel and residents.

## **N DOMESTIC CCTV**

Advances in camera technology have allowed for smaller cameras. You should check with the Planning Department whether the model you propose to install will require planning permission (see contacts section). The Data Protection Act applies to the use of CCTV and any footage. It is possible that CCTV usage could well be viewed as a possible infringement/invasion of Human Rights under the Human Rights Act 1998, depending upon where the camera is located: It is advised that specialised knowledge is sought from a Solicitor who is an expert within Human Rights Issues and Data Protection, prior to installation. The Police CCTV Officer can also provide guidance (see contacts section).

## **EXISTING RESIDENTIAL PROPERTY**

### **A PROPERTY BREAK-INS**

The Scottish Borders has a relatively low instance of housebreaking when compared to the rest of the Lothian and Borders Police force area. However, analysis of housebreaking by Lothian and Borders Safer Communities Department indicates that:

- better awareness of security issues could reduce housebreaking by 42%
- better quality doors and locks on flats could reduce house breaking by over 50%
- increased natural surveillance and 'target hardening' at the rear of houses could reduce levels by over 50%.

### **B TARGET HARDENING**

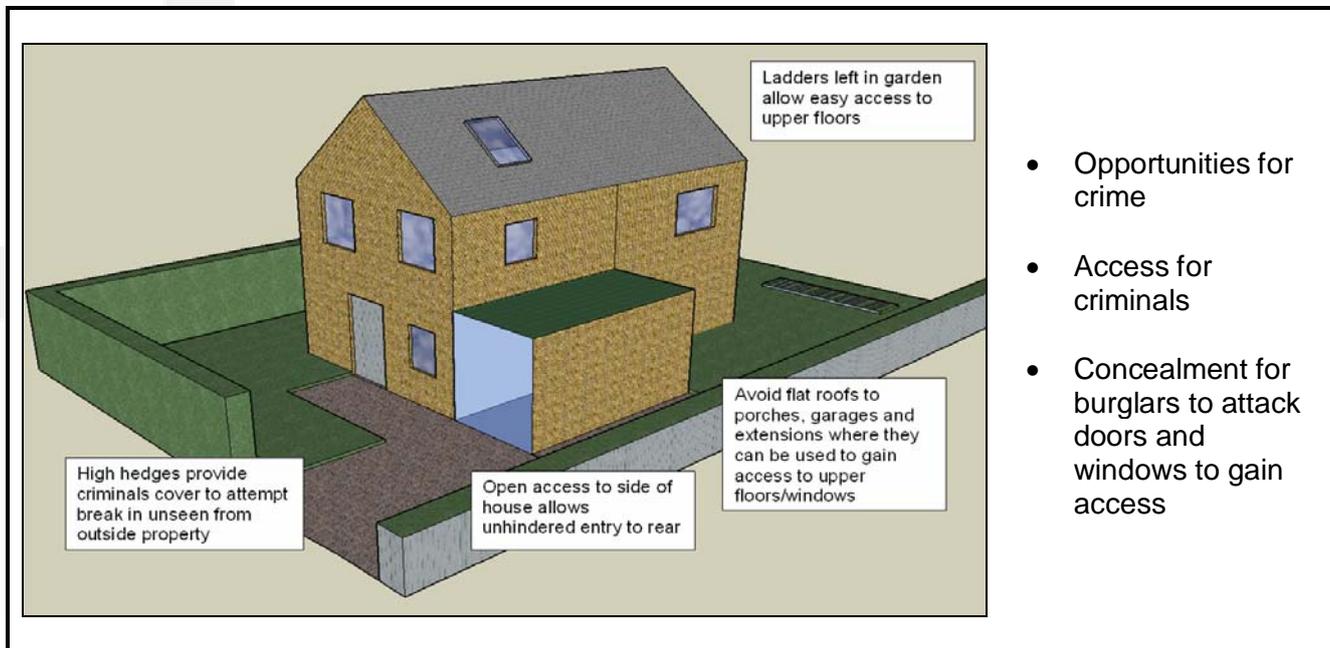
To make it more difficult for the criminal to gain access to a property, sturdy doors and effective locks should be used. Security upgrades include installation of:

- mortice locks
- door chains
- window locks
- smoke alarms
- spy holes in doors
- reinforced door panels.

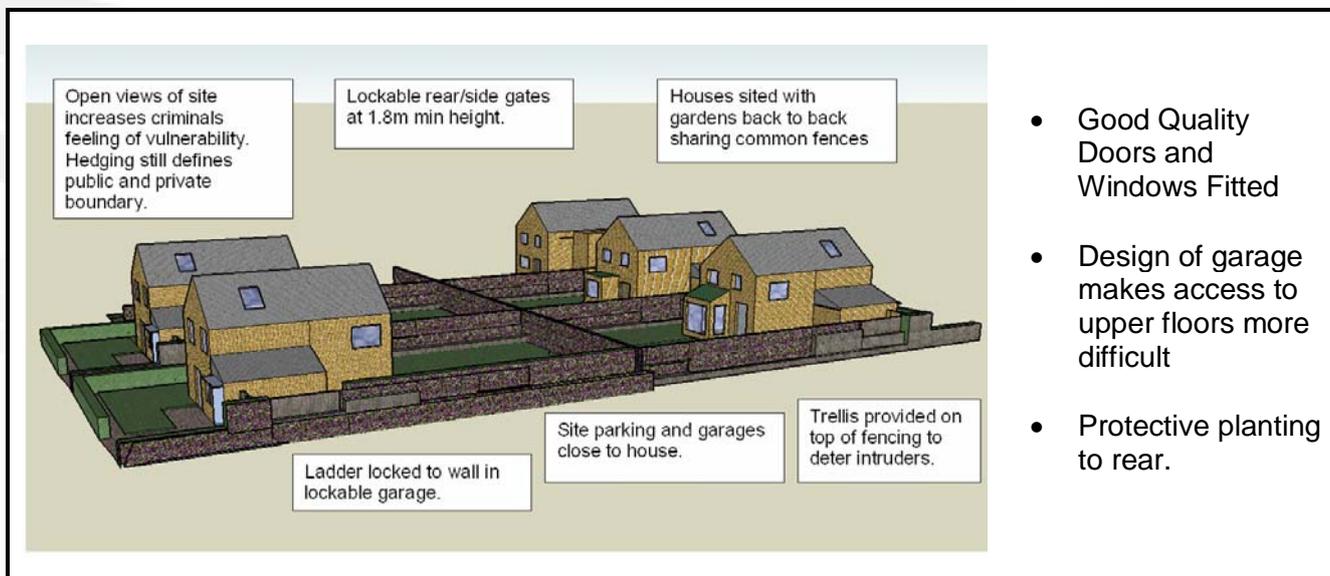
## C GOOD AND BAD PRACTICE

The following good and bad practice examples identify how small changes in the design and appearance of a dwelling can significantly improve security.

### BAD PRACTICE



### GOOD PRACTICE



Please note: It must be acknowledged that 'Designing out Crime' solutions must not be to the detriment to the occupier in the event of an emergency situation.

## **PLANNING REQUIREMENTS**

Proposals for New Housing will be subject to planning applications, and often development briefs through the Local Plan Process. Designing out Crime will be a consideration in the layout of all housing proposals.

Alterations and Extensions will often require planning permission. Improving the security of your home will generally not require permission from the planning department. Notable exceptions are on alterations to listed buildings and to flats, or fencing adjoining a highway.

Your Local Planning Office will be able to advise on what (if any) consents are required for particular alterations, (see contacts section below).

It must be noted that designing out crime solutions should not place householders at increased risk in the event of an emergency.

## DESIGNING OUT CRIME IN THE SCOTTISH BORDERS **part four**

### **4 Commercial Property**

#### **A Shutters and Grilles**

Security of Shop fronts must be balanced with the preservation of the character of the small historic towns in the Scottish Borders. Further guidance can be found in the Planning Advice Note on Shop Fronts and Shop Signs:

[www.scotborders.gov.uk/life/planningandbuilding/planningapplications/2942.html](http://www.scotborders.gov.uk/life/planningandbuilding/planningapplications/2942.html)

Living accommodation above shops can provide casual surveillance. If shutters are to be provided in new commercial development, open mesh located behind laminated glass is preferable, as it retains a vibrant, attractive street scene, and allows for views into the premises, making potential intruders more vulnerable and properties less likely to suffer housebreaking. Solid shutters can act as deterrents to casual window shopping and can thus deter casual surveillance after shopping hours whilst also creating opportunities for disfigurative graffiti.

#### **B CCTV**

Cameras inside premises will not require planning permission. However, cameras on the exterior of a property may require permission depending upon the size of the model and the location of the premises. If you have installed a system in your business premises then the Data Protection Act 1998, CCTV Code of Practice will apply to you and this must be upheld and followed. It is suggested developers discuss their requirements with the planning officer prior to installation.

#### **C Design**

Access points into buildings should be well lit and avoid recesses in external walls that could hide intruders. Rear doors and access points should be target hardened (see page 12).

#### **PLANNING REQUIREMENTS**

**Where boundaries abut a road or footpath, all fences/walls over 1m high will require planning permission. Elsewhere, planning permission is required for boundaries over 2m high.**

**Alterations and additions to listed buildings and premises in Conservation Areas will generally require planning permission. You can find out if a building is listed from your Local Area Office (see contacts below).**

**DESIGNING OUT CRIME IN THE SCOTTISH BORDERS** part five

**5 Redevelopment and Regeneration Schemes**

**GOOD PRACTICE: HEART OF HAWICK SCHEME**



Regeneration incorporating improved surveillance and sympathetic modern design elements. A new seating/gathering area overlooking the public realm has been provided as part of the new theatre/cinema/café element of this exciting scheme.

Larger scale regeneration sites are often better suited to mixed use development. Master planning will often be required for such sites. Mixed uses on such sites can create more dynamic spaces used for longer periods of the day, which can increase opportunities for natural surveillance.

Designers and developers should consider how a space will be used at various times of the day. Lighting and overlooking of public space can make places safer.



## DESIGNING OUT CRIME IN THE SCOTTISH BORDERS part six

### 6 Farms and Farm Diversification

Farms can be an attractive target for thieves. In recent years a number of thefts have taken place from remote farms in the Scottish Borders. Security and careful design measures can reduce the opportunity for criminal activity. The same principles as described above should be applied to farm diversification schemes and in the Change of Use of former farm buildings to commercial and small business uses.



Farm access tracks can be gated. Remember to check with the Council's access team whether this is possible without impeding public access / right to roam. A physical barrier is not, however, the sole way to improve security. Other options, which may be just as successful can include:

- Installation of security lighting to enable surveillance within the main group of farm buildings, sensitively located and fitted with PIR sensors to make the system more effective and to reduce light pollution.
- Forming secure areas and buildings for the storage of equipment and fuel.
- Target hardening entrances to farm buildings and farm houses.

Part three of this guidance on existing residential property will also be of relevance when considering security of farmhouses, cottages and small businesses in the countryside.

Due to the storage of fuel and flammable substances on farms, part seven of this guidance will also be of relevance to farmers.

#### **PLANNING REQUIREMENTS**

**Securing an existing building with improved locks and lighting will not require planning permission.**

**There are simplified procedures in place for new farm buildings. Details are available from the Council Website:**

**([www.scotborders.gov.uk/life/planningandbuilding/planningapplications/19208.html](http://www.scotborders.gov.uk/life/planningandbuilding/planningapplications/19208.html)) or by contacting your Area Planning Office (see contacts below).**

## 7 Fire-raising



There have been a number of cases of fire-raising in the Scottish Borders in recent years, in several locations.

Construction Sites – Developers should ensure that construction sites are kept secure with appropriate fencing, PIR lighting and on site presence.

Remote Farms - Combustible and flammable materials should be stored away from main buildings and livestock, in a separate secured area or building.

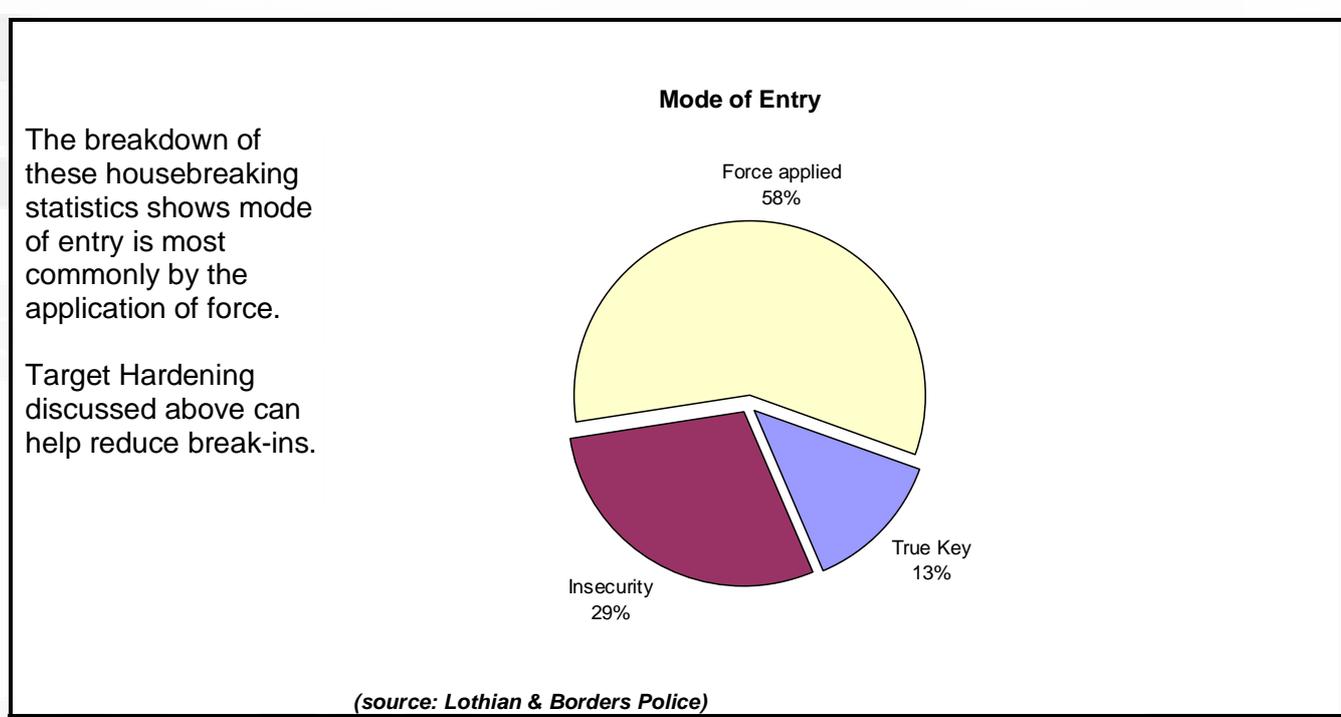
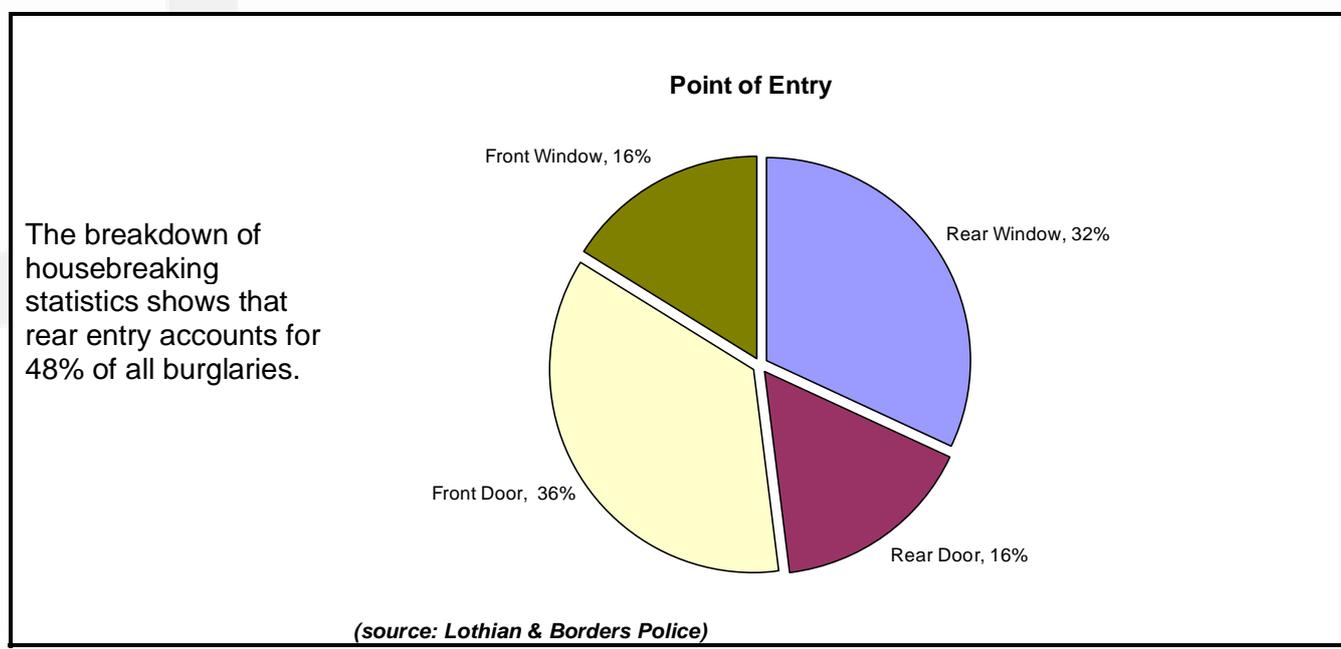
Lothian and Borders Fire and Rescue Service can provide fire safety and prevention advice. Telephone their Business and Commerce Section for further information (see contacts below).

### **PLANNING REQUIREMENTS**

Site offices and compounds on development land (with planning permission for development) will generally not require separate planning permission.

Securing existing buildings on farms will not generally require planning permission. New sheds and fenced compounds on farms will generally fall within the control of the Planning Authority, however simplified procedures are in place for development on agricultural land. Your Area Planning Office can provide further advice, (see contacts below).

## 8 Appendices



**DESIGNING OUT CRIME IN THE SCOTTISH BORDERS** part nine**9 Contacts**

The following contacts may be useful:



All sections of the Council, including Planning Policy, Building Standards, Countryside and Heritage and Landscape Architects can be contacted at:

Scottish Borders Council Headquarters  
Newtown St Boswells  
Melrose TD6 0SA

Telephone: 01835 824000

**Planning Section**

The Development Control service operates from five area offices, which administer the service within their respective parts of the Scottish Borders.

Galashiels Area Office  
Albert Place  
Galashiels TD1 3DL  
01896 662705

Duns Area Office  
Newtown Street  
Duns TD11 3DT  
01361 886105

Cheviot and Scott's View areas  
Administered from Council HQ  
Newtown St Boswells TD6 0SA  
01835 825060

Hawick Area Office  
Town Hall  
High Street  
Hawick TD9 9EF  
01450 364705

Peebles Area Office  
Rosetta Road  
Peebles EH45 8HQ  
01721 726305

**Our offices are open to the public between 9.45 am and 5.00 pm.**

E-mail: [ped@scotborders.gov.uk](mailto:ped@scotborders.gov.uk)

Web: [www.scotborders.gov.uk](http://www.scotborders.gov.uk)



Safer Communities Department, Police Headquarters, Fettes Avenue, Edinburgh, EH4 1RB  
Tel: 0131 311 3628 Fax: 0131 311 3539

Police Architectural Liaison Officer- Scottish Borders, Hawick Police Station, Wilton Hill, Hawick, TD9 7JU - Tel: 01450 364485

Police CCTV Officer - Scottish Borders, Hawick Police Station, Wilton Hill, Hawick, TD9 7JU - Tel: 01450 364485

Wildlife Crime Officer - Jedburgh Police Station, Castlegate, Jedburgh TD8 6AR – Tel: 01835 86226



Lothian and Borders Fire and Rescue Service, Brigade HQ, Lauriston Place, Edinburgh, EH3 9DE  
Tel: 0131 228 2401 email: [enquiries@lbfire.org.uk](mailto:enquiries@lbfire.org.uk)

## FURTHER INFORMATION

Further information can be found from the following sources:



### **SCOTTISH BORDERS COUNCIL**

Statistics:

[www.scotborders.gov.uk/outabout/aboutborders/statistics/](http://www.scotborders.gov.uk/outabout/aboutborders/statistics/)

Supplementary Planning Guidance:

[www.scotborders.gov.uk/life/planningandbuilding/plansandpolicy/6003.html](http://www.scotborders.gov.uk/life/planningandbuilding/plansandpolicy/6003.html)

The Scottish Borders Finalised Local Plan:

[www.scotborders.gov.uk/life/planningandbuilding/plansandpolicy/9895.html](http://www.scotborders.gov.uk/life/planningandbuilding/plansandpolicy/9895.html)



### **SECURED BY DESIGN**

Design guides for various forms of development can be obtained from the secured by design website.

[www.securedbydesign.com/](http://www.securedbydesign.com/)



### **THE SCOTTISH EXECUTIVE DEVELOPMENT DEPARTMENT**

**PAN  
77**

Planning Advice Note 77: Designing Safer Places.

[www.scotland.gov.uk/Resource/Doc/95658/0023159.pdf](http://www.scotland.gov.uk/Resource/Doc/95658/0023159.pdf)



Designing Places, A policy Statement for Scotland.

[www.scotland.gov.uk/library3/planning/dpps-00.asp](http://www.scotland.gov.uk/library3/planning/dpps-00.asp)



### **NORTHAMPTONSHIRE COUNTY COUNCIL SPG**

[www.northamptonshire.gov.uk/NR/rdonlyres/B6A8E7D9-0522-4B36-80EE-6991D43E0650/0/SPGFinalFullyAdoptedFeb04.pdf](http://www.northamptonshire.gov.uk/NR/rdonlyres/B6A8E7D9-0522-4B36-80EE-6991D43E0650/0/SPGFinalFullyAdoptedFeb04.pdf)



### **CRIME REDUCTION**

Business Crime - Think Thief A Designer's Guide to Designing Out Crime

[www.crimereduction.gov.uk/business/business32.htm](http://www.crimereduction.gov.uk/business/business32.htm)



### **DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (ENGLAND)**

Safer Places: The Planning System and Crime Prevention (English Guidance, containing excellent general principles)

[www.communities.gov.uk/index.asp?id=1502936](http://www.communities.gov.uk/index.asp?id=1502936)



### **THE DESIGN AGAINST CRIME RESEARCH CENTRE**

[www.designagainstcrime.com/](http://www.designagainstcrime.com/)



### **THE INSTITUTE OF LIGHTING ENGINEERS**

[www.ile.org.uk/index.php?page=technical](http://www.ile.org.uk/index.php?page=technical)