



Your Ref: H14-1218-21

2nd December 2021

Our Ref: PG//

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

H14-1218-21

FULL

Hybrid planning application seeking full planning permission for 100 new homes, landscaping and infrastructure and outline planning permission (all matters reserved except access) for up to 300 new homes, landscaping, and infrastructure.

Land at Yews Farm Spalding Road

Lincolnshire Police do not have any objections to this application

This application has made good use of a cul-de-sac style layout. This has been proven to help reduce crime and anti-social behaviour and enhance community cohesion.

Pedestrian Footpath

There is some permeability throughout the development which allows some unrestricted access through the centre of the estate, where footpaths are deemed necessary, they should benefit from being overlooked by surrounding properties, devoid of hidden recesses, be well lit and should be at least 3m in width and straight. It is also important that the ongoing maintenance of the footpath and surrounding areas is incorporated into the future planning and overall maintenance of the development.

It is preferable that footpaths are not placed to the rear of properties or provide such access, if deemed essential they should be securely gated. The gates should be placed to the front of the building line and suitable illuminated with a key operated lock from both sides of the gate.

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.

External doors and windows

The secured by design requirement for all dwelling external doors and accessible windows is PAS 24:2016 (doors & windows of an enhanced Security) or STS 201 Issue 7:2015 or LPS 1175 Issue 7.2:2014 Security Rating 2+ or LPS 1175 Issue 8:2018 Security Rating A3+; or STS 202 Issue 6:2015 Burglary Rating 2 or LPS 2081 Issue 1.1:2016 Security Rating B.

All external doors should have appropriate bulk-head style lighting.

Each door-set and installed window should be permanently marked in a position that is visible and readily accessible when open and not visible when closed. Information contained on the label must include date of manufacture (year and quarter) Trademark of manufacturer and classification of door-set. e.g., DK or DKT.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Perimeter

Where fencing is to be used either internally (depending on location advice from DOCO) or as part of the external boundary this should be a minimum of 1.2 m (not security fencing) effective and to (quality and standard can be determined by local conditions and can be advised on by the DOCO) but not that creates a 'fortress' mentality. Fencing should not be positioned adjacent to convenient aids to climbing over the fence line, i.e. trees, lamp columns or buildings.

Sheds / Cycle Storage (if Included)

General advice would be that sheds must be fixed to a concrete foundation and the shed door fitted with a certified 'Sold Secure' Silver Standard padlock, hasp and staple (coach bolted through the shed structure). Providing the shed door is at least 44 mm thick the shed can be locked into the doorframe using either a mortice deadlock or mortice sash lock certified to BS 3621: 2007. The bicycle security ground anchor must be certified to 'Sold Secure' Silver Standard. Shed windows should be avoided and **non-return screws (coach bolt style)** should be used on the door furniture.

I am happy to provide further specific advice on the safe and secure storage of cycles should that be requested.

Door Chains and viewers

A door viewer must also be fitted between 1200 mm and 1500 mm from the bottom of the door (not required if the door set is installed with clear glazing or adjacent windows provide a clear view of the front door entrance).

Intruder Alarm

Where an intruder alarm is installed it should be compliant and meet the standards of BSEN 50131. It is recommended that any alarm system is provided and installed by a police approved company registered with the National Security Inspectorate (NSI) or the Security Systems & Alarms Inspection Board (SSAIB). It is also important that residents are clearly instructed in its use.

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 property in order to read a meter, which will in turn reduce the opportunity for distraction burglary.

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.

Landscaping

Landscaping should not impede the opportunity for natural surveillance and must avoid the creation of areas of concealment. Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Communal Areas (Public Open Spaces) Play Areas (If provided)

Where a communal recreational area may be created it is important that adequate mechanisms and resources are in place to ensure its satisfactory future management. If a play-area (toddler) is to be included this should be so designed that it can be secured at night-time to help prevent any misuse such as damage or graffiti. The type and nature of any fencing should be specific to this area but should be to a minimum of 1200mm which can often discourage casual entry.

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

Please refer to *Secured by Design Homes 2019* which can be located on www.securedbydesign.com

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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

Mr John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.
Designing Out Crime Officers

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