



Your Ref: H17-1187-21

24th November 2021

Our Ref: PG//

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

FULL

Residential Development of 48 dwellings with associated garages, roads and sewers.

Land off Sunnydale Close Surfleet

Lincolnshire Police do not have any objections to this application.

External Doors and Windows

Building Regulations (October 1st2015) 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.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

Pedestrian Footpath

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.

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 alarms 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

In order 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.

It is noted that on some of the unit's rear access footpaths are indicated therefore the comments above should be carefully considered.

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 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 *Homes 2019* 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.

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Yours sincerely

John Manuel

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

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