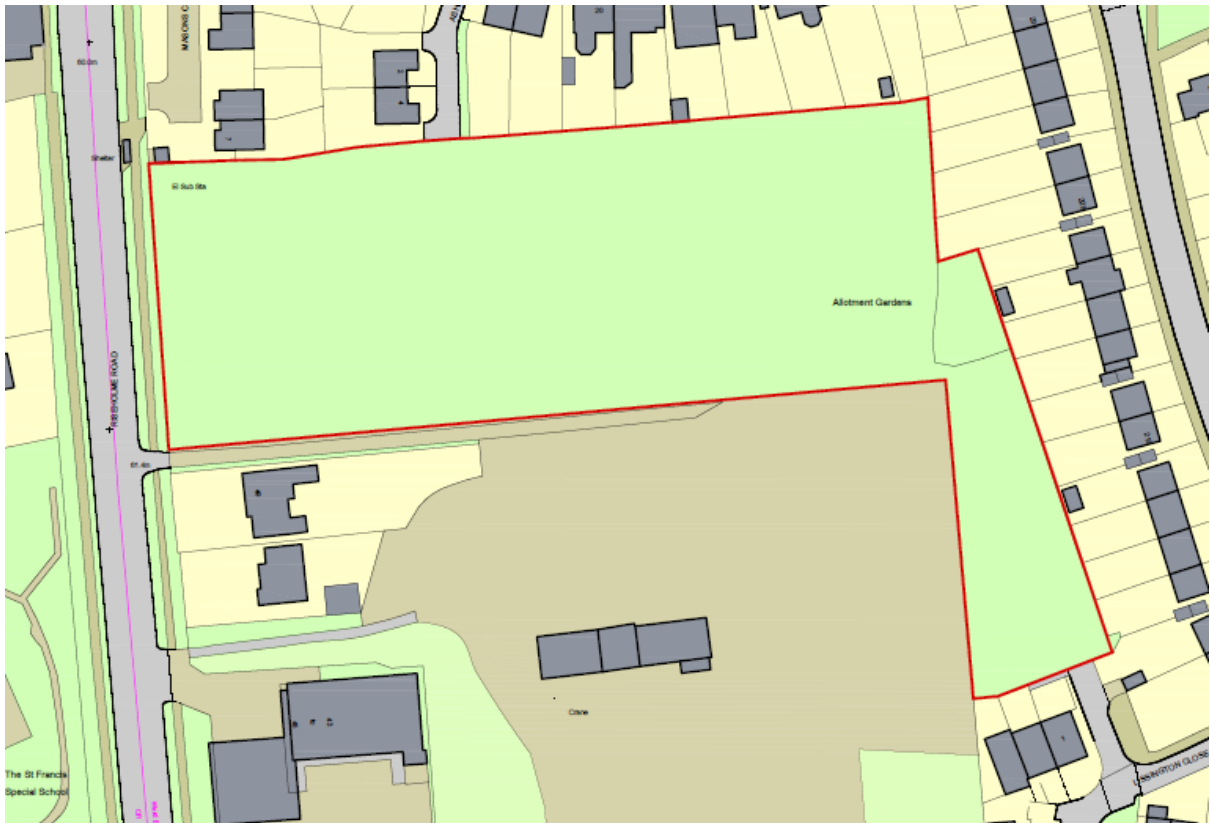


Riseholme Road – 2018/1415/FUL

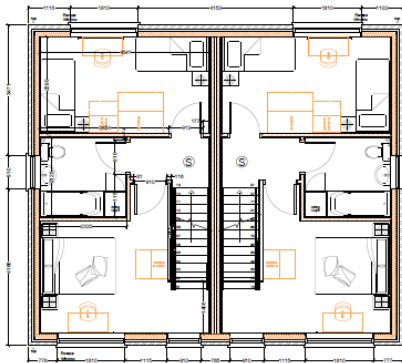


Site Location Plan



Proposed Site Plan 1:250

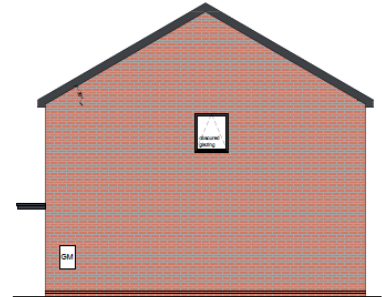
Site Layout



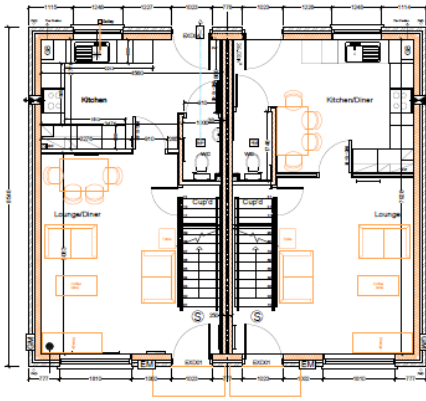
First Floor GA - 1.50



Front Elevation - 1.50

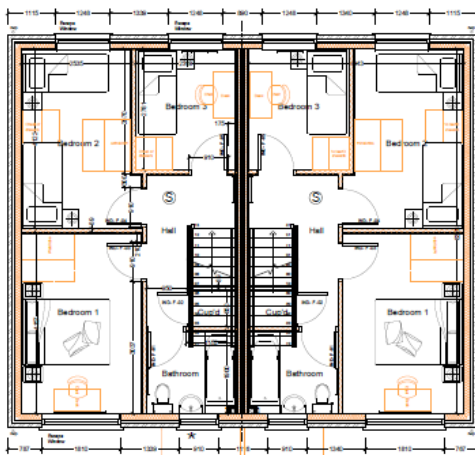


Side Elevation A - 1.50



Ground Floor GA - 1.50

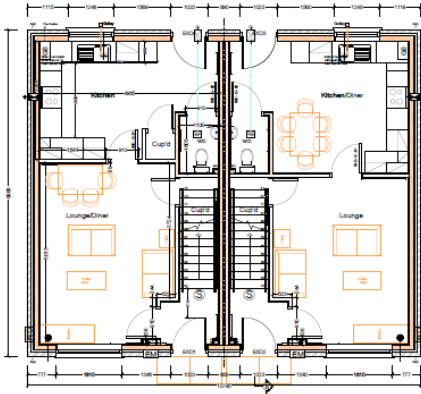
House Type A



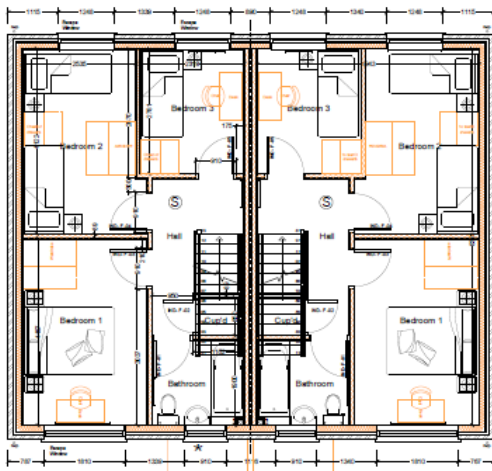
First Floor GA - 1.50



Front Elevation - 1.50



Ground Floor GA - 1.50

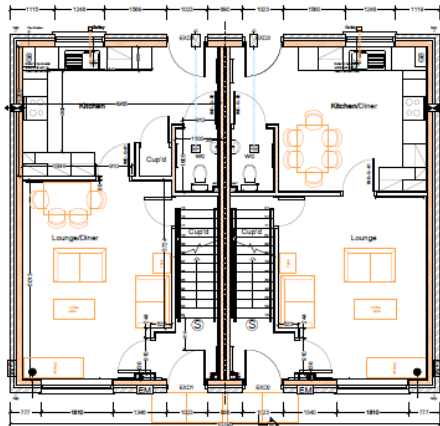


First Floor GA - 1.50



- Roof to be Slate Effect Concrete Tile
- UPVC Facs to be UPVC Col: Dark Grey RAL 7016
- Rainwater good to be UPVC Col: Black
- Windows to be UPVC Col: Dark Grey RAL 7016
- OR White Render Paneling
- Dental Course Banding
- GPR Canopy to be Dark Grey RAL 7016
- Composite Door & Frame to be Dark Grey RAL 7016
- External Power/Charging Points

Front Elevation - 1.50

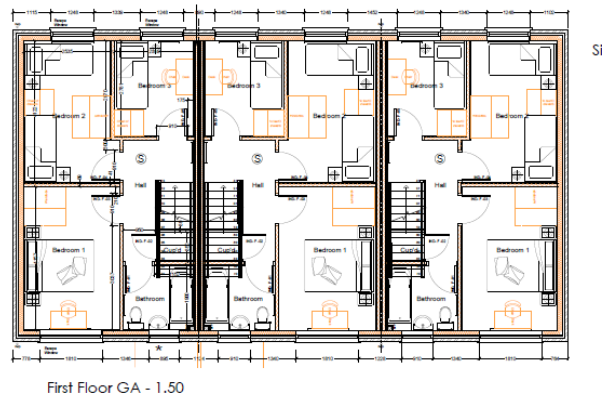
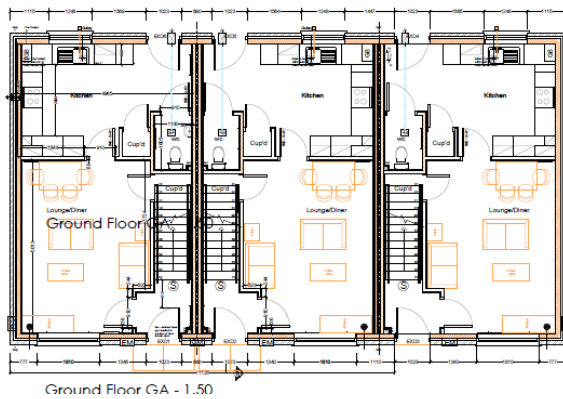


Ground Floor GA - 1.50

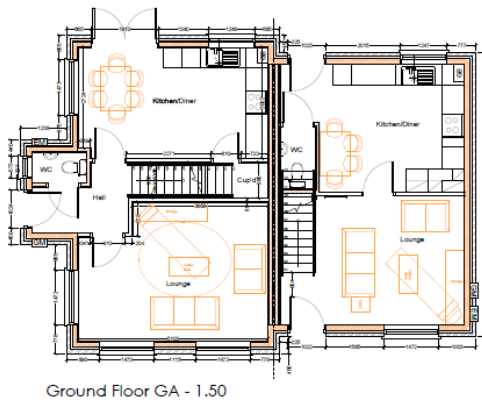
House Types B



Front Elevation - 1.50



House Type B (terrace)



House Type C

Site Photos





Neighbour Comments

Ms Kelly Harvey 35 Neile Close Lincoln LN2 4RT (Objects)

Comment submitted date: Mon 14 Jan 2019

35 houses is far too many for such a small plot of land! With one route of access this development will just turn into yet another 'car park'. The average UK figure of 2.25 cars per household will negatively contribute to the exorbitant level of traffic already in this part of town! Pollution and congestion will increase significantly!

Many many thousands of small animals and birds that reside on this land will be driven from their habitats! This can't be acceptable! We make too much of a mess of this world to simply benefit our needs!

All of the houses with rear facing windows in the direction of the beautiful Lincoln Cathedral will no doubt lose their views of this iconic land mark and will lose the ability to pass on their properties with the adage! 'Views of the cathedral' one would argue this being quite unfair to people who occupied their properties with them having the lovely views!

Overall this is yet another tightly packed development of 'affordable' housing that is part of this countries attempt to solve a so called housing crisis! There is no housing crisis only a population crisis.

Mrs Sarah Fawcett-Howitt 4 Ashlar Close Lincoln LN2 2FL (Neutral)

Comment submitted date: Thu 10 Jan 2019

I do not mind houses being build on this land however, 35 is too many! I'm concerned about the impact the wildlife here as there are nesting owls & foxes. Has enough been done to protect those animals?

I'd also like to know if there will be a through road added from Ashlar Close to Riseholme without the need to drive down Blankney Crescent. This would be very much appreciated & would actually help me park in my driveway better.

I do not fully support this application & I do not fully oppose it. My main concerns are the wildlife & the sheer number of homes.

Consultee Comments

Lincoln Civic Trust

Comment Date: Tue 29 Jan 2019

OBJECTION: The committee would like to object on the following points:

1. We feel the design of the properties is poor and lacks imagination.
 2. The project has been designed to maximise the number of houses to be built and is too congested.
 3. The properties at the junction with Riseholme Road are too close to the highway particularly as this will be a side elevation
-

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/1415/FUL

With reference to this application dated 27 December 2018 relating to the following proposed development:

Address or location

Land East of Riseholme Road, Lincoln

Date application referred by the LPA
7 January 2019

Type of application: Outline/Full/RM/
FUL

Description of development

Erection of 35 affordable houses with associated infrastructure

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

HI05

All roads within the development hereby permitted must be constructed to an engineering standard equivalent to that of adoptable highways. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980.

HI08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

HP23

Before each dwelling is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings.

HP26

Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

HP33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to XXX litres per second;
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

HP00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction, including drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Case Officer:

Becky Melhuish

for Warren Peppard

Flood Risk & Development Manager

Date: 24 January 2019



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 143077/1/0039636

Local Planning Authority: Lincoln District (B)

Site: Land East Of Riseholme Road Lincoln

Proposal: Erection of 35 affordable houses with associated infrastructure | Land East Of Riseholme Road Lincoln

Planning application: 2018/1415/FUL

Prepared by: Pre-Development Team

Date: 8 February 2019

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

NHS England
Application Number: 2018/1415
Location: Land East of Riseholme Road, Lincoln

Impact of new development on GP practice	<p>The above development is proposing 35 dwellings which, based on the average of 2.2 people per dwelling for the City of Lincoln area, would result in an increase in patient population 77.</p> <p>The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.</p> <p>Consulting room GP</p> <table border="1"> <tr><td>Proposed population</td><td>77</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.077 \times 5260 = 405$</td></tr> <tr><td>Assume 100% patient use of room</td><td>405</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$405/50 = 8.1$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time per week</td><td>$8.1 \times 15/60 = 2.0$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse</p> <table border="1"> <tr><td>Proposed population</td><td>77</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.077 \times 5260 = 405$</td></tr> <tr><td>Assume 20% patient use of room</td><td>$405 \times 20\% = 81.0$</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$81.0/50 = 1.620$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time per week</td><td>$1.620 \times 20/60 = 0.5$ hrs per week</td></tr> </table> <p>Therefore an increase in population of 77 in the City of Lincoln area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.</p>	Proposed population	77	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.077 \times 5260 = 405$	Assume 100% patient use of room	405	Assume surgery open 50 weeks per year	$405/50 = 8.1$	Appointment duration	15 mins	Patient appointment time per week	$8.1 \times 15/60 = 2.0$ hrs per week	Proposed population	77	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.077 \times 5260 = 405$	Assume 20% patient use of room	$405 \times 20\% = 81.0$	Assume surgery open 50 weeks per year	$81.0/50 = 1.620$	Appointment duration	20 mins	Patient appointment time per week	$1.620 \times 20/60 = 0.5$ hrs per week
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GP practice(s) most likely to be affected by the housing development	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p>																												

	<p>As such, the practices listed below may be affected by the development:</p> <ul style="list-style-type: none"> • Portland Medical Practice • Lindum Medical Practice • Abbey Medical Practice • Minster Medical Practice • Cliff House Medical Practice • Glebe Park Surgery • Brayford Medical Practice 																																										
<p>Issues to be addressed to ensure the development is acceptable</p>	<p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>Minster Medical Practice is the closest practice to the proposed site for development at approximate 1 mile away and is therefore likely to take on the majority of patients. To mitigate this, the s106 funding from this development would go to Minster Medical Practice.</p> <p>Minster Medical Practice is working at clinical capacity and would need to carry out improvement works to increase the number of consulting rooms in order to be able to provide services for the patients arising from this development.</p> <p>The practice currently has a large ground-floor room used for storing medical records. They have proposed that the s106 funding from this development is used to convert and furnish their loft space to allow them to store patients' medical records in this area. The existing note storage room would then be turned into clinical rooms for nurse use. This would free up two existing rooms for GP/other health care professional use. These changes would allow the practice to provide superior nursing facilities, which would benefit their existing patients as well as increasing capacity for new patients moving into the area.</p> <p>This of course would be subject to a full business case and approval by NHS England, with any proposed expenditure taking place when the s106 funds are released by the developer as per the agreement and within the agreed timescale for expenditure of the funds.</p>																																										
<p>Fairly and reasonably related in scale and kind to the development.</p>	<table border="1" data-bbox="467 1375 1366 1630"> <thead> <tr> <th></th> <th>Average list size per GP</th> <th>Required m2</th> <th>£ per m2</th> <th>Total cost</th> <th>£per person</th> </tr> </thead> <tbody> <tr> <td>GP team</td> <td>1,800</td> <td>170</td> <td>2,300</td> <td>£391,000</td> <td>217</td> </tr> <tr> <td>GP furnishings</td> <td>1,800</td> <td></td> <td></td> <td>£20,000</td> <td>12</td> </tr> <tr> <td colspan="5"></td> <td>229</td> </tr> <tr> <td colspan="5">Contingency requirements @ 20%</td> <td>46</td> </tr> <tr> <td colspan="5">Total per resident</td> <td>275</td> </tr> <tr> <td colspan="5">Total per dwelling (resident x 2.2)</td> <td>605</td> </tr> </tbody> </table> <p>The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by</p>		Average list size per GP	Required m2	£ per m2	Total cost	£per person	GP team	1,800	170	2,300	£391,000	217	GP furnishings	1,800			£20,000	12						229	Contingency requirements @ 20%					46	Total per resident					275	Total per dwelling (resident x 2.2)					605
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	funding per dwelling of £605.
Financial Contribution requested	The contribution requested for the development is £21,175.00 (£605 x 35 dwellings.)

Vicky Allen
Primary Care Support Medical & Pharmacy
January 2018

City of Lincoln Council
 Development Control
 Planning Department

My Ref: S106/L/1415/18
 15 January 2019

Dear Mr Manning

**Development – Land East of Riseholme Road, Lincoln
 Application Number – 2018/1415/FUL**

Thank you for your notification of 07 January 2019, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

Overview

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	Children produced by scheme	Sufficient places available 2019/20 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	4	N	4	£45,105
Secondary	4	N	4	£0
Sixth-form	0	N/A	0	£0
			Total	£45,105

Please note, where an application is outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Town Planning Institute Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£45,105	Towards a 0.5FE extension of Ermine Academy to 2.5FE
Secondary	£67,965	N/A - CIL
Sixth-form	£0	N/A - CIL

I can confirm that the County Council will ensure that no more than five s.106 agreements are signed towards a specific piece of infrastructure, as detailed above (where known), which will be specific within the s.106 agreement. Secondary and sixth-form figures are included as indication of contribution level if this infrastructure was not on Regulation 123 list.

Detail

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
2 Bedroom	14	0.09	1.26	0.09	1.26	0.018	0.252
3 Bedroom	21	0.17	3.57	0.17	3.57	0.034	0.714
4+ Bedroom		0.33		0.27		0.054	
Unknown		0.2		0.19		0.038	
Total (rounded down)	35	-	4	-	4	-	0

Capacity is assessed using the County Council's projected capacity levels at 2021/22, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2019/20 (Y/N/Partial)	Places to be mitigated
Primary	Lincoln North Primary planning area	4	N	4
Secondary	Lincoln North Secondary planning area	4	N	4
Sixth-form	N/A	0	N/A	0

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level. This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2012) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Total contribution requested
Primary	4	£12,257	£49,028	0.92	£45,105
Secondary	4	£18,469	£73,876***	0.92	£67,965***
Sixth-form	0	£20,030	£0***	0.92	£0***
Total	-	-	£122,904	-	£113,070

*current cost multiplier per pupil place based on National Cost Survey

**to reduce cost and to reflect Lincolnshire's lower than average build cost compared to national average

***reduced to zero as currently on CoLC's Regulation 123 list

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.

Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status, but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

I look forward to hearing from you, thank you for your notification of the application and thank City of Lincoln Council for your continued cooperation and support.

Yours sincerely

Simon Challis
Strategic Development Officer
Corporate Property Service

(By e-mail)



LINCOLNSHIRE POLICE

Police Headquarters
PO Box 999
Lincoln,
LN5 7PH
Tel: 01522 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: 2018/1415/FUL

7th January 2019

Mr K Manning
Planning Department
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Land East of Riseholme Road, Lincoln (35 Units)

Thank you for your correspondence and the opportunity to comment on the proposed scheme. I based my observations on your supplied plans and would like to raise the following points in respect of the opportunities to reduce crime and provide security within this proposal.

Lincolnshire Police do not have any objections to this application.

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.

External Doors & Windows

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

All ground floor windows and those that are easily accessible from the ground must conform to improved security standard BS7950: 1997 or WCL 4. (WCL 4 is the reference number for BS7950 and is published by Warrington Certification Laboratories).



Door Chains and viewers

A door chain must be installed on the door set that the occupier would expect to be the main entry (front) door. 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).

Landscaping

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up 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.

Inclusive to the application should be strict management conditions that ensure the maintenance of and general good management of the estate additional to established security of the properties.

Boundaries between public and what is private space should be clearly defined and open accessible spaces should not allow for any unintended purpose which may cause any form of anti-social behaviour or nuisance. I would recommend that these spaces are defined clearly by low level (carefully considered) planting of limited growth height and maintenance shrubbery (maximum growth height of 1m).

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.

Utility Meters

Utility meters should be located outside the dwelling at the front or as close to the front of the building line as possible (to ensure they are visible. If they are located at the side of the building they must be as near to the front of the building line as possible and to the front of any fences or gates.

I would direct and recommend that the current *NPCC CPI New Homes 2016* is referred to as a source document in the planning and design process

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

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