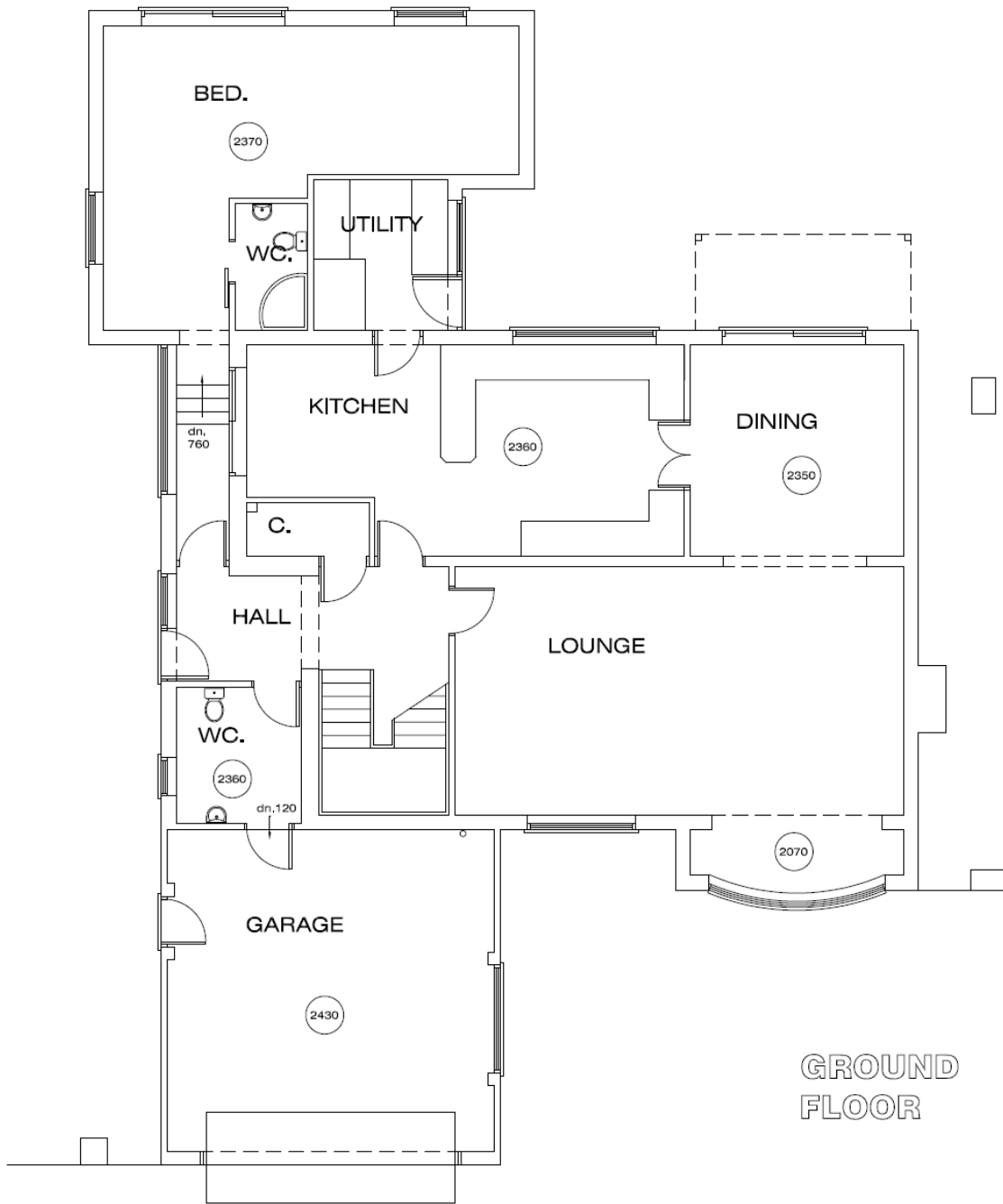


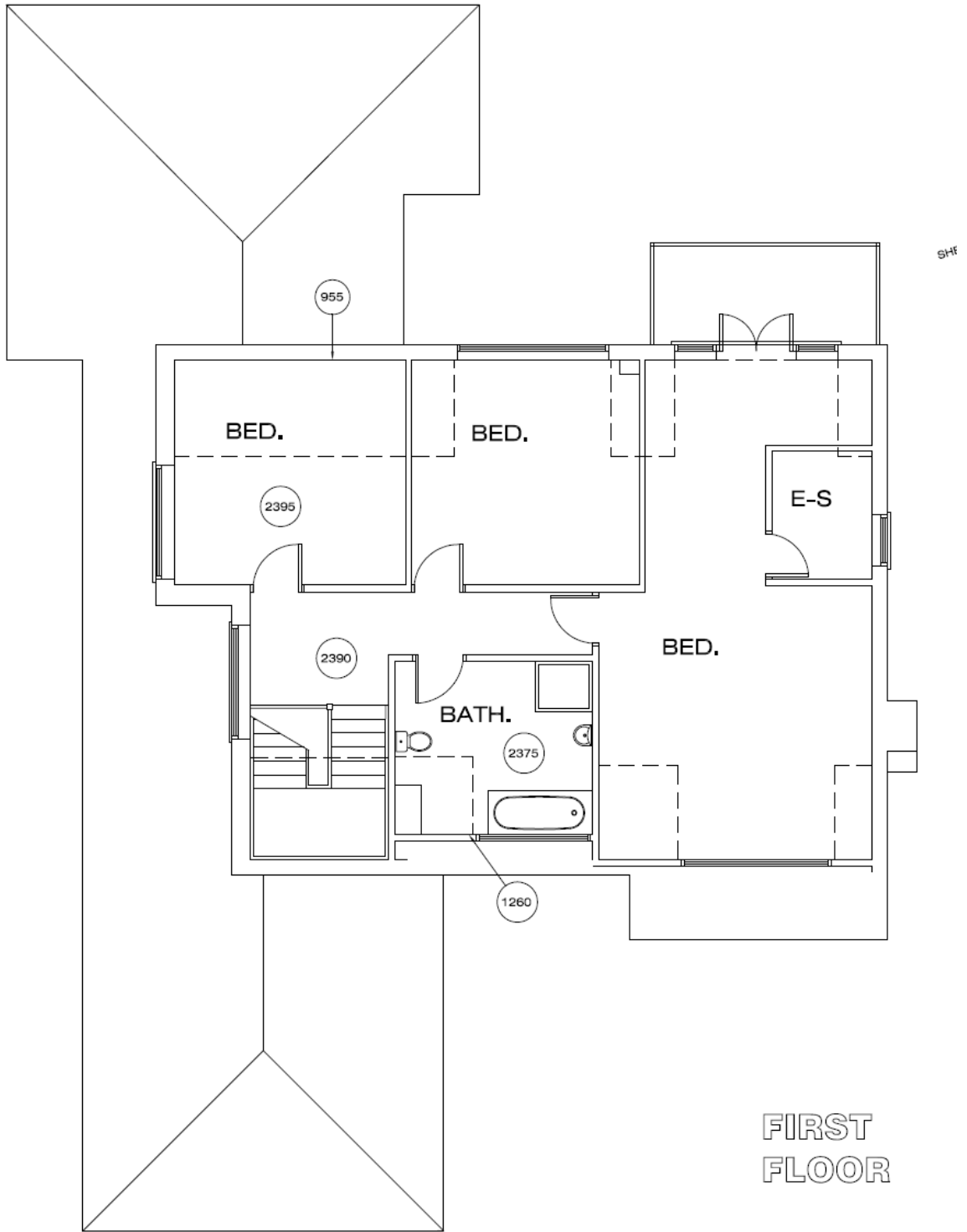
## 1 Shearwater Road – Plans and Drawings



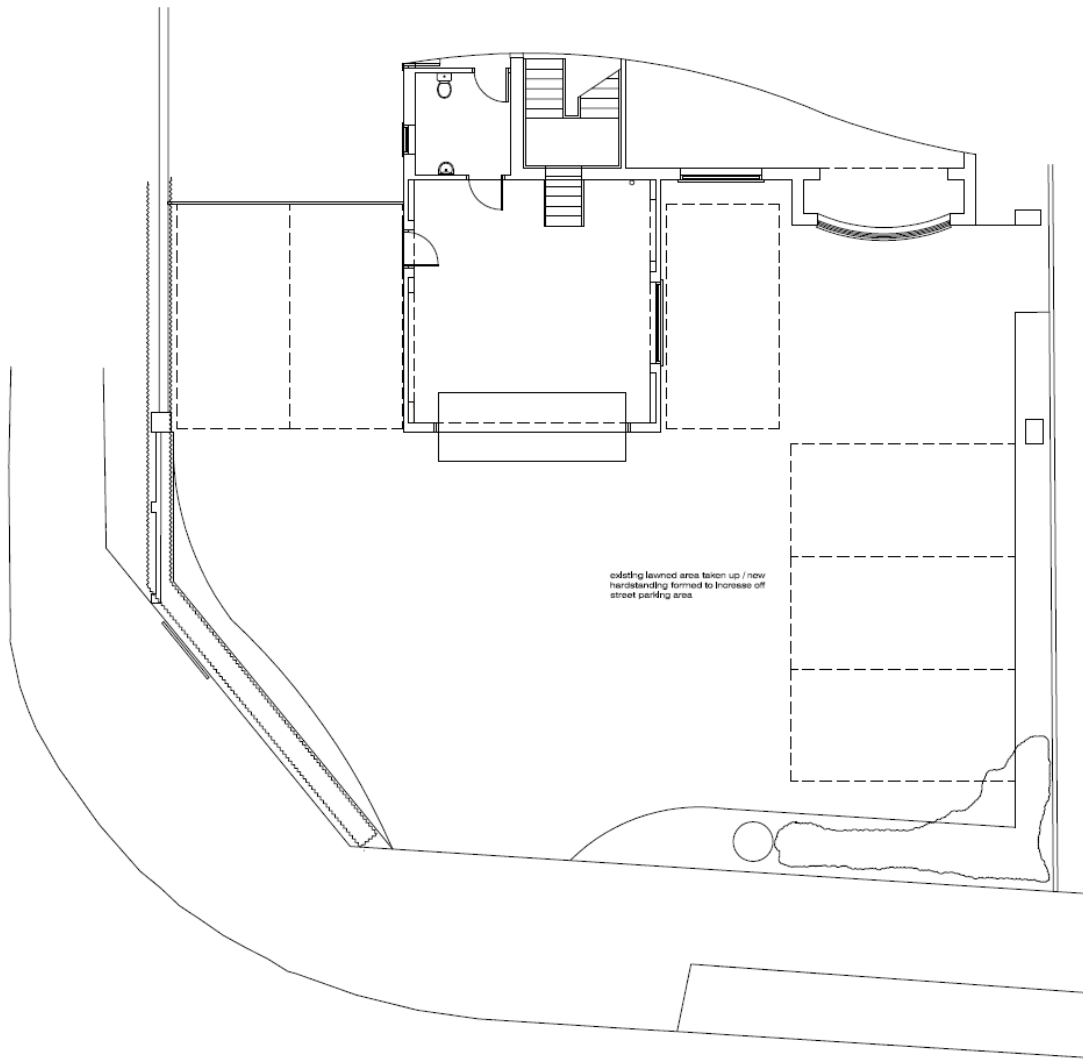
Site Plan



Ground Floor Plan



First Floor Plan



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Parking Layout (Proposed)



## Responses

### **Mrs Sue Brown 7 Goldcrest Close Lincoln Lincolnshire LN6 0UX (Objects)**

***Comment submitted date: Mon 20 Nov 2017***

I wish to register an objection to the above Planning Application for a HMO at No.1 Shearwater Road Lincoln. \_This is a highly desirable residential area of a unique beauty, charm and character and this development is not suitable within this area.\_At a previous extension planning meeting it was clear that No 1 was operating illegally as a HMO without consent, and was causing grave issues. It has continued to cause considerable inconvenience & concerns to neighbours and it is still used to house multiple tenants. As permission for an extension to the property has been granted, the situation can only get worse.\_We were assured by the council at the last meeting that the HMO situation would be investigated and despite these assurances, we would like to know why nothing has been done to prevent this activity. The house does not comply with safety standards required for a HMO. \_The position of the property at No 1 Shearwater is dangerous in respect of vehicle access and parking, this has been a considerable issue which was raised at a previous meeting (regarding the extension.) Having been granted the extension will have capacity for up to 7/8 bedrooms, and therefore potentially 16 or more tenants and there is insufficient parking facilities to accommodate their vehicles.\_We have never had any objections to the extension itself, but we do have objections to the property being used as a HMO. We attended the planning meeting for the extension and it was discussed that no application for a HMO had been received and should one be submitted it would NOT be granted. \_\_Hopefully your previous views have not changed and this application will be declined.\_Yours sincerely\_\_Sue Brown\_7 Goldcrest Close\_Lincoln\_LN6 0UX

### **David Bishop 6 Shearwater Road Lincoln Lincolnshire LN6 0XX (Objects)**

***Comment submitted date: Wed 15 Nov 2017***

Dear Sir or Madam,

I wish to register our objection to the above Planning Application for a HMO at No.1 Shearwater Road Lincoln on the following grounds:

- 1) This is a purely residential area of a fairly unique character and desirability and this is not a desirable development within this area.
- 2) The property in question is in a dangerous position regarding vehicle parking and access, an issue which was raised at the previous meeting regarding the Planning Application for the proposed extension to the property.
- 3) The approved plans for extensions will facilitate up to 8 bedrooms, which could potentially house 16 + tenants and their vehicles.
- 4) Whilst we realise, appreciate and have no objection to the extension, it is the purposes for which it will be used that we have objection and we all know that without this approval for a HMO, the proposed extension would not be viable.

It has been noted by all of us who live in this vicinity that despite assurances from the Council representative at the previous planning meeting that operating a HMO without consent is illegal, the owner has continued to have multiple tenants during the time since that meeting. We would like to know why no action has been taken to stop this activity as the building is purely residential and therefore does not comply with any safety

standards required of such a building.

As a consequence of recent events it would be interesting to see who would carry the blame should any tragedy occur in that building in light of the repeated warnings to the Council that this building was being used for an illegal commercial operation.

Yours sincerely

David Bishop  
6 Shearwater Road  
Lincoln  
LN6 0XX



*12 Shearwater Close  
Lincoln  
LN6 0XU*



Mr K Manning  
Planning Manager  
Development Team  
City of Lincoln Council  
City Hall  
Beaumont Fee  
Lincoln  
LN1 1DF

22 November 2017

Planning Application Ref 2017/1185/C4

Dear Sir,

It has been brought to our attention that the owner of:-  
1 Shearwater Road  
LN6 0XX

has applied for planning permission to extend his property and to change the use from existing Dwelling to a House of Multiple Occupancy.

With up to 8 letting bedrooms this would be totally out of character for this location and the way in which this estate was originally developed.

There are no flats in this area and each property has its own parking facility by way of garage and driveway to accommodate vehicles and with no street lighting after 12.00 midnight cars parked on the road would create safety issues and increase the already high volume of traffic in this location.

The owner hasn't lived in this property for over a year and the house has been used with multiple occupancy during this time without permission and despite earlier complaints from local residents this been allowed to continue

There have already been issues with tenants and the Police have been involved on at least 2 occasions so what further proof is required that this application if approved would indeed have a detrimental effect on this area.

We strongly object to this application.



Mr R A Peters & Mrs P A Peters



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9 Shearwater Close  
LINCOLN  
LN6 0XU

21 November 2017

Mr K Manning  
Planning Manager, Development Team  
City of Lincoln Council  
City Hall  
Beaumont Fee  
LINCOLN  
LN1 1DF

Dear Mr Manning

PLANNING APPLICATION 1 SHEARWATER ROAD, LINCOLN LN6 0XX  
REFERENCE: 2017/1185/C4

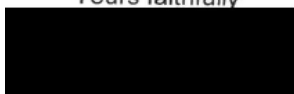
With reference to the above planning application, we in Shearwater Close strongly object, not to the extension but for a flexible dwelling into a multiple dwelling.

The current owners appear to have no interest in this residential area apart from using it as a business venture whereas we have lived here happily over 30 years and enjoyed the benefits of this close knit residential environment.

From a safety point of view we should point out the prospect of several additional cars entering and exiting that particular property, which as you are aware is located on a busy corner off the Skellingthorpe Road, would become an accident waiting to happen!

Please do not allow this application to go through.

Yours faithfully



GERALD AND RUTH CHAPMAN



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**From:** Mark Morley - [REDACTED]  
**Sent:** 21 November 2017 09:13  
**To:** Technical Team (City of Lincoln Council)  
**Cc:** Mark Morley  
**Subject:** 2017/1185/C4 - 1 Shearwater Road, Lincoln, LN6 0 XX

**Categories:** [REDACTED]

Good morning Mr Manning,

RE: 2017/1185/C4 1 Shearwater Road, Lincoln, LN6 0XX.

In response to your letter regards the above reference number we would like to strongly oppose this change of use application on the following points.

- In the original planning application it was agreed that the extension would be for the owners own use and not a HMO.
- We are concerned with regards to traffic, parking straight off Skellingthorpe Road, as per the planning application there have been accidents and near miss accidents.
- We were attracted to the area for the family feel and just having moved away from the centre of Lincoln and previously living next to a HMO for 13 years, we didn't want this again, especially having a young family.
- If this application was to go ahead it would set a president for the area, the houses were not built as HMO's, and this will have a negative effect on values.
- The owner is still letting rooms currently without a HMO licence, there are different people coming and going, different cars. The current tenants are not family members as the owner stated in his planning application meeting.
- We have a young family and live next door to the proposed HMO, we have reported issues in the last planning meeting of unsociable behaviour and the smoking of drugs from the property. with more rooms this may increase these issues.

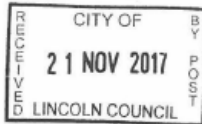
Summarising the owner has lied on numerous occasions in his original planning application hearing and he was adamant that this would not be a HMO development. Should now the original planning application be reconsidered, now that he has lied? How would people who voted in favour on that day, now vote if they had this new evidence?

If you require any further information please contact me direct.

thank you

Best regards

Mark Morley & Maxine Morley  
3 Shearwater Road, Lincoln, LN6 0XX



Michael S Jackson  
2, Shearwater Close  
Lincoln  
LN60XU

November 19, 2017

Mr K Manning  
Planning Manager, Development Team  
City of Lincoln Council  
City Hall  
Beaumont Fee  
Lincoln  
LN1 1DF

Subject : Planning Application 1 Shearwater Road Lincoln LN60XX  
Reference : 2017/1185/C4

Dear Mr Manning,

I write to you in respect to the above ref Planning Application, which I understand will re-class the subject property to HMO status with the potential of eight (8) letting bedrooms.

I wish to object to this application on the grounds of Change of Use and Safety in that :

1 - Change of Use : the intended residential property is not occupied by the owner who has rented the rooms out for some time, and this application would in effect change the intended residential house into a business asset for the owner, with use not in keeping with neighborhood residential properties.

2 - Public / Traffic Safety : the location of the property is the first house on the left turning in to Shearwater Road off Skellingthorpe Road, with its driveway very close to vehicles turning in and out of Skellingthorpe Road., with constant pedestrian, cycle, and vehicle traffic. Giving the planning application potential of eight letting rooms , and possibility of sixteen people, and sixteen vehicles, there is insufficient on-property parking and on-road parking is already a hazard, let alone if additional vehicles are allowed. The practice of parking in front of the property half on the road and half on the grass verge is not the answer and still results in a hazardous obstruction as the property is too close to the turn-in off Skellingthorpe Road to safely adopt this way of parking.

I would appreciate your respect of these genuine and substantial concerns.

Yours truly



Michael S Jackson.



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**From:** Robert Whiley  
**Sent:** 21 November 2017 14:18  
**To:** Technical Team (City of Lincoln Council)  
**Subject:** 'House of Multiple Occupancy' Application - 1, Shearwater Road.

**Reference: 2017/1185/C4**

Dear Mr K Manning,

With relation to the above application for 1, Shearwater Road, to become a 'house of multiple occupancy', having previously objected to the application for planning permission enabling them to do so, I would again like to raise my objection to the property being granted such permission for the reasons below.

Firstly, I would like to state that I am in no way against the idea of the property being improved, we ourselves have had two house extensions completed in recent years, it's more the impact of the number of residents that draws concerns for both myself and my wife.

If I understand correctly, the house may potentially increase to 8 letting bedrooms once the extension is completed.

With the property being located directly across from my dwelling, the number of people coming and going on a daily basis, focusing here in the number of vehicles, could cause issues.

The property, for some time now, has had a number of residents residing in the property, vehicles have often in the past been an issue having been parked on the roadside.

The property is located directly on the left hand side (corner) as you turn into Shearwater Road, from a safety perspective, there have been previous issues with traffic entering the road at notable speeds.

Also, for myself and my wife, when cars are parked on the roadside across from our driveway, then we are unable to reverse off our driveway quickly, given the hindrances, and have twice nearly been wiped out by cars turning left into Shearwater Road.

With there being the potential for 8 bedrooms, then the number of associated bedrooms will seriously increase the number of vehicles being parked at, or outside, the property.

In fact, should the rooms be occupied by couples, then goodness knows how many vehicles will be present!

The bins for the property are also left at the pavement side for most of the week, nobody seems to look after them, I can only see that the number of bins will further increase to cope with the large number of people living there.

Also, given the area and environment to which we live in, I have to question the appropriateness of this, a house of multiple occupancy isn't in tune with where we are living.

This may adversely affect the value of nearby properties.

If you would be kind enough to confirm receipt of my email, then that would be appreciated.

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**From:** peter crowther [REDACTED]  
**Sent:** 21 November 2017 14:09  
**To:** Technical Team (City of Lincoln Council)  
**Subject:** 1 Shearwater Road

Dear Sir,

My wife and I would like to object to Application Reference 2017/1185/C4 namely the change of use of 1 Shearwater Road from the existing dwelling to a flexible use as dwelling.

We are unable to write this in the form of a letter as we are currently in Dubai where the post is very unreliable

Best wishes

Pete and Fran Crowther  
5 Shearwater Road  
Lincoln  
LN6 0XX

4 SHEARWATER ROAD

LINCOLN

LN6 0XX

21. 11. 17



Dear Sir

1 SHEARWATER ROAD - CHANGE OF USE

REF:- 2017/1185/C4

I would like to object to the above application for Change of use to a House in Multiple Occupation.

This is a very pleasant small estate with a feel of living in the countryside about it.

I think that with five or more people, and probably some with partners living at No 1 and with five or more vehicles it will create problems with

parking.

The property concerned is situated on a corner with restricted views and there have already been incidences with children on bicycles.

During the past year or so the owner of No.1 has had more than five people occupying this property and it has created problems with parking.

This is a narrow estate road and when people are parked opposite my drive and then other cars park either side of it my vision is completely restricted and I cannot see anyone entering Shearwater Road




from Skellingthorpe Road or cars  
coming from the other direction -  
from the lower end of Shearwater  
Road.

The on-Street parking is caused  
because the drive to No1 is  
limited to three/four cars.

A house in Multiple Occupation  
will change the nature of the  
estate from a family neighbourhood  
of long term residences in which  
residents take pride in their  
properties and gardens.

Yours faithfully

  
(ANGELA KEYWOOD).



The Development Team  
Planning Department  
Lincoln City Council  
City Hall  
Lincoln  
LN1 1DF

Mr & Mrs R Brown  
7 Goldcrest Close  
Lincoln  
LN6 0UX

19th November 2017

Dear Development Team

**Re: Planning Application - 2017/1185/C4**  
**Address: 1 Shearwater Road Lincoln LN6 0XX**  
**Mr Q Truong**

As residents living close to the above mentioned property, I feel I must write on behalf of my husband & myself to submit our objections to this planning application for a HMO at the above property.

It is apparent that the owner of this property has, since the summer of 2015, not resided at the property, but has rented the property out to tenants on a multiple occupancy basis as I understand it without the appropriate licence or permission. This has caused considerable issues for the other local residents.

Due to the fact that Me Truong no longer uses this property as his permanent dwelling, we can only assume that the Planning Application previously made (Ref 2016/0638/HOU) to increase the property to a 6 bedroom property was purely for financial gain and in order to increase the rental capacity. We feel that pure financial gain is not a good reason to spoil what is otherwise a very beautiful and sought after area. A major concern for us and other local residents is that a multi occupancy residency of this nature will totally change the dynamics of the area.

My husband and I attended the original planning meeting when an extension application was discussed and it was emphasised that an application for a HMO had never been submitted and should such a submission ever be received, it would never be granted due to the nature of the area.

I understand that planning permission to extend the property was granted on the basis it would NOT & NEVER be a HMO and should an application ever be received, it would be declined.

One concern is that this is a unique area of particular beauty and is a highly respectable, desirable area of high quality residential properties which are, maintained to a very high

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standard. We would not wish to see the area deteriorate by more transient people and having a regular turnover of tenants & yet more cars parked up the kerbs and on the grass.

Another of our main concerns is traffic safety. 1 Shearwater Road is a corner property adjacent to Skellingthorpe Road. There is a slip road from Skellingthorpe Road into Shearwater Road across which a cycle path runs. Although the problem has not been as bad since the last planning meeting, existing Tenants can park far too close to the junction. With the extension application now granted, the additional tenants created by granting a HMO application will make the situation worse. This causes danger to us & other road users, pedestrians and cyclists. The police were called out to an incident last year involving a motor cyclist who entered the slip road into Shearwater Road and had to brake quickly to avoid hitting a van parked too close to the junction the motor cyclist ended up under the vehicle.

In the past there were several issues with other residents of Shearwater Road being unable to safely get off or on to their own drives due to the tenants cars from No 1 being parked along Shearwater Road, which made it very difficult for other local residents to negotiate all the parked vehicles. I myself have turned into Shearwater Road on a couple of occasions and had to go on the wrong side of the road to negotiate the parked tenants cars and then brake quickly as there was oncoming traffic exiting Shearwater Road. I have also had to actually stop whilst exiting Shearwater road, due to a car turning into Shearwater from Skellingthorpe Road which was on the wrong side of the road due to a parked car.

Should this HMO Application be granted, we fear this will increase the number of cars at the property and therefore the risk of further accidents.

We would very much appreciate your consideration of our objections. I would also like to point out that we were unable to find this application of your planning website & had to ascertain the planning application number from someone on Shearwater Road.

Please do not hesitate to contact us should you require any further information.

Yours sincerely

.....

Mrs Sue Brown

.....

Mr Ray Brown

[Redacted signature]

[Redacted footer]

**From:** Graham West <[REDACTED]>  
**Sent:** 20 November 2017 10:50  
**To:** Technical Team (City of Lincoln Council)  
**Subject:** Objection to Proposed Planning Application

Mr & Mrs G West  
12, Shearwater Road  
Lincoln  
LN6 0XX  
[REDACTED]

20/11/2017

OBJECTION TO PLANNING APPLICATION  
Ref 2017/1185/C4 at 1, Shearwater Road

Mr K Manning  
Planning Manager, Development Team  
City of Lincoln Council  
City Hall Beaumont Fee  
Lincoln  
LN1 1DF

Dear Sirs,

We wish to make an objection for the change of use for the residential property (1, Shearwater Road)

Please think carefully before you allow this illegal situation to be condoned by the Council.

The original application for a residential property extension has been abused and contrived to alter the purpose of the application to change to a home of multiple occupancy. By nature of this intention if the Council agrees to pass this application it will do so in knowing that considerable problems will occur with parking of up to a dozen extra cars around the premises and road corner.

We suggest you visit the site and observe the potential parking disruption and safety to nearby properties.

It cannot be right for the Council to allow illegal occupancy of tenants whilst the owner has not lived in the property for over a year and obviously wishes to conduct a Commercial Business from this residential road.

Yours faithfully  
Mr G West  
Mrs P West

Sent from [Outlook](#)



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**From:** John Williams <[REDACTED]>  
**Sent:** 18 November 2017 08:22  
**To:** Technical Team (City of Lincoln Council)  
**Subject:** Ref: 2017/1185/C4 - 1 Shearwater Road LN60XX

**Categories:** Helen Turney

FAO: MR K MANNING

DEAR Mr Manning,

In regards to the application for the above reference I and my wife totally object to this proposed development.

This is not an area for properties to be made into rental dwellings.

We only moved into the road 12 months ago and if we had known this was going to happen we would have looked somewhere else.

If this causes the value of my property to decrease if passed, I will be looking at my legal rights against the council.

Regards

John Williams & Janine Williams  
3 Shearwater Close Lincoln LN60XU

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4,Shearwater Close  
Lincoln  
LN6 0XU

Tel [REDACTED]

19-11-2017

Subject – Planning application for No 1 Shearwater Road , Lincoln LN6 0XX  
Reference 2017/1185/C4

Dear Sir,

As you are well aware the said property has been used as a “house of multiple occupancy” for the past year, whether this had been approved by your department or not I don’t hold such information.

I was not even aware of the fact until a neighbour explained to me that the owner of No 1 Shearwater Road had applied to your department to give permission for him to extend the property to increase the number of persons that could reside in the property.

To this end, I and my wife signed a petition objecting to the fact that the said property was to be changed from a “dwelling status” to the status of “multiple occupancy”. Nothing was forthcoming from our objection but I am now informed that the owner of the above address wishes to seek **official** approval to for the dwelling to become a “house of multiple occupancy” status.

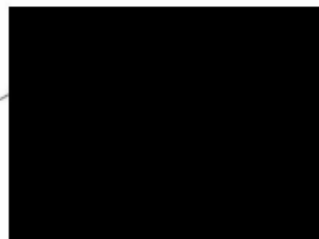
The properties on Shearwater Road (phase 1) and Shearwater Close were built in the early 1980s, (we had our house built in 1982) and they were advertised as residential houses in a desirable location, and to this date to quote an estate agents wording “the properties on Shearwater Road and Shearwater Close are desirable houses in a much sought after location”.

I cannot conceive that the City Council should even consider allowing a “house of multiple occupancy” to be located in this area, this is a residential area with all the properties ranging in value somewhere between £250k and £350k.

The owner of No 1 Shearwater Road has no thoughts whatsoever for neighbours in close vicinity to his property, nor I believe does he reside in the property himself, all he is wanting to achieve is a financial return on his investment and “be blown” to anyone who objects.

Finally, Im sure you live in a comfortable dwelling in a pleasant area, would you or your team wish to have a dwelling of multiple occupancy in your street??.

Should you wish to contact me with reference to my letter then my phone number appears at the top of this letter, alternatively my email address is [REDACTED]





**From:** Nigel Cobbold <[REDACTED]>  
**Sent:** 20 November 2017 12:27  
**To:** Technical Team (City of Lincoln Council)  
**Subject:** Formal Objection to Planning Application Ref. 2017/1185/C4

This is a formal objection as above re the property at 1 Shearwater Road, Lincoln, LN6 0XX. The application is for change of use from ' Dwelling (Class C3)' to 'Flexible Dwelling (House in Multiple Occupancy - HMO - Class C4)'.

No1 Shearwater Road has now been used as an HMO for at least 2 years. There was a previous planning application submitted, heard and concluded re this property about one year ago. That was simply to extend the property to one with eight bedrooms. Because of the way the property was then being used, as an HMO, and because the number of vehicles parking inappropriately around it, I was party to an objection on those grounds. Apparently, the application was approved on condition that adequate parking was created. Part of the front lawn was removed, and vehicles thereafter parked on the drive, front garden soil and shingle. The owner has not physically lived there, and the majority, if not all who have, have been individuals for at least the two years concerned.

Now it would appear that the non-resident owner has decided to be up front about the current situation, and his intention to develop the scenario further.

I assume that should this current planning application be approved, the owner will need to apply for an HMO Licence, because of the number of intended bedrooms and occupancy.

I fear that should this situation be allowed to develop, then the manner in which the property is managed at the only entrance to this family housing area will just worsen.

I am therefore submitting this objection to the application on the grounds of the nature of the area, a family setting, with its public park and amenity appeal being further demeaned and losing its integrity. How can an HMO of such proportions as is seemingly intended, be acceptable in this position and area? Could this lead to more such applications here?

Nigel Cobbold (No. 10 Shearwater road LN6 0XX).



## LINCOLNSHIRE POLICE

POLICE HEADQUARTERS

PO Box 999

LINCOLN LN5 7PH

Fax: (01522) 558128

DDI: (01522) 558292

email

john.manuel@lincs.pnn.police.uk

Your Ref: App. 2017/1185/C4

31<sup>st</sup> October 2017

### **Development & Environmental Services**

City Hall, Beaumont Fee

Lincoln, LN1 1DF

### **Re – 1 Shearwater Road, Lincoln, Lincolnshire, LN6 0XX (HMO)**

Thank you for your correspondence and opportunity to comment on the proposed development. I would request that you consider the following points that if adhered to would help reduce the opportunity for crime and increase the safety and sustainability of the development.

Historically HMOs can become vulnerable to crime and anti-social behaviour therefore it is important that the best security arrangements and provision are planned for such premises.

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the initial advisory recommendations are implemented.

The new regulations in respect of approved windows and doors may apply to this development and presume that compliance will be ensured by way of Building Regulations.

## **External doors and windows**

**Building Regulations** (October 1<sup>st</sup> 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.

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 or equivalent approved standard.

### **Individual Flat or Unit Doors.**

Door-sets providing access to the individual bedrooms shall be of robust construction and fire rated (FD30 or higher), and installed with a lock certificated to BS 8621 or PAS 8621, and will be fitted with a minimum of two hinge bolts or hinges with a similar integral facility to ensure protection in the event of a hinge failure under following a criminal attack, and installed with a securely fixed, robust planted stop, OR Shall meet the same physical specification as 'front door' (paragraphs 21, excluding any requirements for postal delivery).

## **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.

## **Bin Storage**

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

## **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 building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled

doors (air lock system) so that access can be restricted to the meters

*Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.*

## 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.

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

Please refer to *New Homes 2016* which can be located on [www.securedbydesign.com](http://www.securedbydesign.com) New Homes 2016 36.1 this includes details of the criteria for bespoke window fittings that may apply to this development.

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 MA BA (Hons) PGCE Dip Bus.

Force Crime Prevention Design Advisor