

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 June 2017 08:24
To: Planning Scanning
Subject: FW: Planning consultation on: BE/63/17/OUT
Attachments: ARU 17 22A - The Cottage Shripney Road Bognor Regis.pdf

[REDACTED]
Sent: 26 June 2017 15:34
To: Planning.Responses
Subject: Planning consultation on: BE/63/17/OUT

Hello Mr Davis
Please find attached my crime prevention comments for the above application.
Phill
You can report crime and incidents online at [REDACTED]

We want to know your views - see what's new and give us your feedback and suggestions at
[REDACTED]

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Local Policing Branch

Your Ref: BE/63/17/OUT

Our Ref: PE/ARU/17/22/A

Date: 26th June 2017

Contact Name: Phillip Edwards

Tel: 101 ext: 540113



Dear Mr Davis

Re: The Cottage, Shripney Road, Bognor Regis, PO22 9PA

Thank you for your recent correspondence advising me of an outline planning application with some matters reserved (Access only) for 20No. houses & flats, 1No replacement dwelling (21No. units in total) with car parking, landscaping & associated infrastructure & access off Shripney Road (A29), following the demolition of the existing dwelling & outbuildings at the above location, for which you seek advice from a crime prevention viewpoint.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and with the level of crime and anti-social behaviour in Arun district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends should be considered.

In the main I do not have any concerns with the proposed development's design and layout, however there a couple of concerns I would like to raise concerning the public footpath running through the development.

Secured by Design discourages the siting of public footpaths to the rear of dwellings, to provide access to gardens, rear yards as these have been proven to generate crime. This path provide unobserved access to the rear of 6 dwellings and a parking court. Where such a path is unavoidable, it should be wide, adequately lit, as straight as possible, devoid of potential hiding places and overlooked by surrounding dwellings.

I recommend that presence of lockable gates and fencing to the sides of the flats will remove any easy access to the vulnerable ground floor windows and the cycle store. Consideration could be given to the relocation of the cycle store from their present location to the front of the block adjacent to the refuse store. This would enable the store to have natural surveillance over it as well as observation from active rooms from within the flats. It will make accessing the cycles easier for the residents by being at the front of the block.

Mr S Davis
Planning Officer
Planning Control
Arun District Council

Sussex Police Headquarters
Mailing House, Mailing, Lewes, East Sussex, BN7 2DZ



Finally, lighting throughout the development including the parking and communal areas would be very beneficial and if implemented should conform to the recommendations within BS5489:1-2013.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Yours sincerely



Phillip Edwards
Designing Out Crime Officer
Sussex Police Headquarters

Sussex Police Headquarters
Malling House, Malling, Lewes, East Sussex, BN7 2DZ

