

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 January 2018 12:50
To: Planning Scanning
Subject: FW: BN/28/17/RES Land R/O Lillies Yapton Road Barnham PO22 0AY
Attachments: ARU 17 29B - Land rear of Lillies Yapton Rd Barnham.pdf

Sent: 03 January 2018 12:11
To: Planning.Responses
Subject: BN/28/17/RES Land R/O Lillies Yapton Road Barnham PO22 0AY

Dear Mr Eastham

Please find my recommendations regarding the above planning application.

Regards

Neville Wren | Designing Out Crime Officer
Sussex Police Headquarters
Church Lane | Lewes | East Sussex | BN7 2DZ

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Local Policing Branch

Your Ref: BN/28/17/RES

Our Ref: NW/ARU/17/29B

Date: 3rd January 2018

Contact Name: Neville Wren

Dear Mr Eastham

RE. Land R/O Lillies Yapton Road Barnham PO22 0AY

Thank you for your correspondence of 15th December 2017, advising me of an Approval of reserved matters following outline consent BN/32/15/OUT relating to appearance, landscaping, layout & scale for erection of 38 No. dwellings including open space, landscaping & new access 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.

I have no issues regarding the amended access road to the development or for the landscape, layout or drainage from a crime prevention viewpoint.

I refer to our previous recommendation letter PE/ARU/17/29A dated 30th August 2017 for application BN/32/15/OUT which remains extant.

For a Local Area of Play (LAP) I would recommend the area should be situated in an environment that is stimulating and safe for all children, be overlooked with good natural surveillance to ensure the safety of users and the protection of equipment, which can be vulnerable to misuse and would recommend that the eventual location is surrounded with railings with self-closing gates to provide a dog free environment.

The amended plans indicate an (informal) small play area close to the SUD in the south west corner of the site. Although the repositioned flats overlook the area, I would still recommend a barrier between the SUD and the play area such as a dense 1 metre high hedge or fencing to deter children accessing the SUD which potential may contain a depth of water which may be hazardous to them or by implementing the above LAP recommendations.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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

Communal entrance doors to the block of flats plots 19-24 that have a separate adjacent access control panel are usually subjected to greater use (and abuse) due to the number of dwellings served. Certification to one of the following standards can demonstrate that the door set has a more robust construction and is more able to withstand the day to day use in a communal application if tested to PAS 24:2012, PAS24:2016 or STS 201: / STS 202 Issue 3 (2011) Burglary Rating 2 (minimum) / LPS 1175 Issue 7.2 (2014) SecurityRating 2+ (minimum) / PAS 24:2012, paragraph 4.4.3 i.e. tested to BS EN 1627 Resistance Class 3

Individual internal front doors to the flats should meet PAS 24:2012 or PAS 24:2016 and be fitted with a door viewer and safety chain.

Any easily accessible windows within the residential parts of the flats should conform to PAS24:2012 specification with laminated glazing conforming to BS EN 356 P1A. (Easily accessible is defined within Building Regulations Document Q Appendix A as: A window or door set, any part of which is within 2 metres of an accessible level surface such as a ground floor or basement level or an access balcony.)

Minimum lighting specifications for the flats should include dusk to dawn vandal resistant switched lighting around the external entrances. Lobbies and internal foyers stair wells, stair cases and corridors should be fitted with PIR activated switched lighting.

I recommend the postal arrangements for the flats is through the wall, external or lobby mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the flats' front doors. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

External cycle storage should be located as close to the occupied buildings as possible and within 50 metres of a primary entrance door. They should also be fitted with Sheffield hoop style stands of galvanised steel bar construction of at least 3mm thickness or other suitable anchorage points fit for purpose and be in view of an active room or CCTV.

I recommend that the secure cycle store has PIR lighting installed internally and that the front door is lockable. A mechanical push button type of lock would be acceptable or a Sold Secure Silver hasp, staple & padlock.

The proposed bin store should also be illuminated as above and be lockable. As it has double doors I would recommend a door closer is to be fitted to the double doors along with spring loaded automatic shoot bolts to the unlocked door to ensure it closes first.

Lighting throughout the development will be an important consideration and should conform to the recommendations within BS5489:2013.

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.

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.

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

Yours sincerely

Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters

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