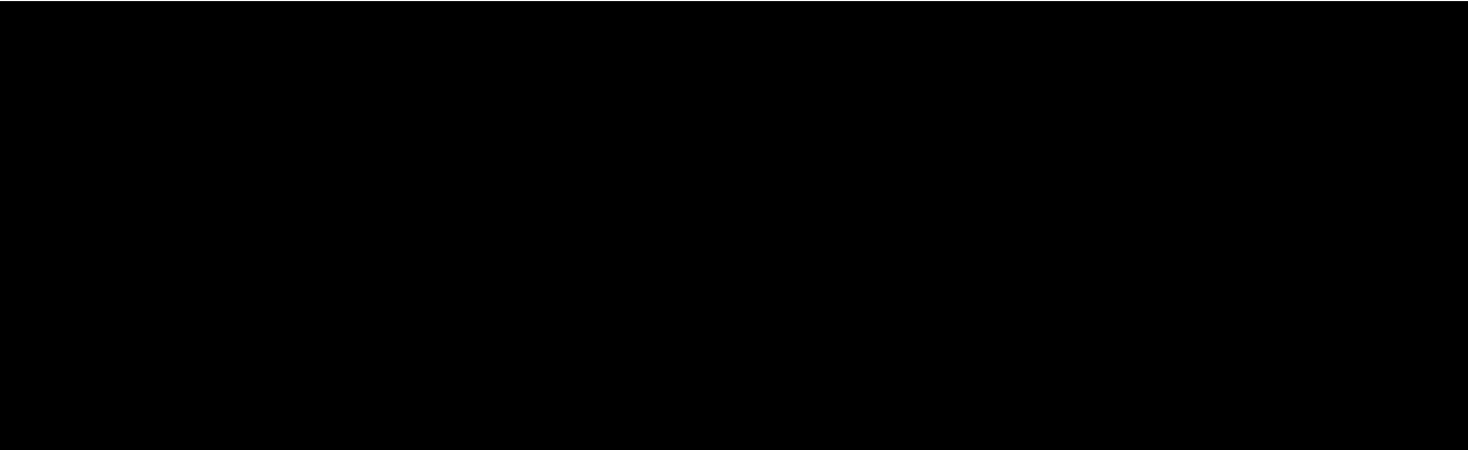




From: [REDACTED]
Sent: 15 March 2019 12:34
To: Planning.Responses
Subject: FP/37/19/DOC Bay Bridge Crescent , Felpham Bognor Regis , West Sussex P022 6FW

Dear Mr Eastham ,

Please find my comments regarding the above planning application attached.

Regards

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



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Local Policing Supporting Team

Your Ref: FP/37/19/DOC

Our Ref: NW/ARU/19/06A

Date: 15th March 2019

Contact Name: Neville Wren

Mobile No:

Dear Mr Eastham

RE Bay Bridge Crescent, Felpham, Bognor Regis West Sussex.

Thank you for your correspondence of 12th March 2019 regarding 'Approval of details reserved by condition imposed under FP/128/09/ relating to conditions 3-crime prevention statement, 8-details of play area, 9-maintenance of planting within any street, parking court, public open space or planted area, 12-design of street furniture, 17-confirmation of access, 18-maintenance of open space, 20-contamination risk & 25-layout & specification of & construction programme for roads, footpaths & casual parking areas/the foul & surface water drainage & means of disposal for which you seek advice from a crime prevention viewpoint.

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in Arun district being 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 draw your attention to a newly published 'Secured by Design Homes 2019' document which replaces the 2016 version.

I direct my comments solely from a crime prevention viewpoint and I direct the applicant or their agent to our website at www.securedbydesign.com where SBD Homes 2019 document can be found. The Secured by Design scheme is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments

I refer from a crime prevention viewpoint and note recommendations in our previous letter DD/EW/ARU/09/20 dated 29th September 2009 within Application FP/128/09.

In regard to Condition 3. 12, and 25, I am pleased to see the applicant has provided general information to reduce crime and provide security for the development and dwellings and features within it.

Further advice can be found within Section 1 of SBD Homes 2019 gives advice regarding layout of ROADS and ACCESS within(Para 8.1 to 8.7, and

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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

FOOTPATHS (Para 8.8 to 8.13 and Para 13.1 to 13.3), PLANTING (Para 8.14 to 8.17 and 10.1 to 10.3), SEATING (Para 8.18 to 8.18.7), GATES AND FENCING (Para's 10.1 to 10.9.4).

In regard to the shared footpath and cycle way, I note signage has been located for cyclists to dismount at junctions within the development but, physical barriers may also have to be put in place where 'desire' lines (unsanctioned direct routes) place users in danger, such as busy road junctions as signage may be ineffective.

I draw the applicants attention to Para 10.4 which relates to rear garden gates, and in particular point out the requirement to fit locks that can be (key operated from both sides of the gate). Often residents will use the back gate to exit their property and leave it unattended with no means to lock the gate from the external side, especially where rear garage blocks or parking areas are located behind the dwelling. Providing locks which can be locked from both sides to secure the gate then provides an additional barrier to prevent access to the back garden and rear doors and windows to the property which is a favoured 'out of sight' route for intruders to gain access. The same applies to side gates, especially if they are set back from the front building line of the house or are obscured by bushes, putting the gate out of view.

In regard to external street lighting SBD Homes 2019 also gives advice regarding lighting in Para 8.19 requiring street lighting to meet the attributes of BS5489-2013 and (para 18.1 to 18.6) provides further information.

I refer the applicant to (Paragraphs 16 to 16.18) for further advice regarding parking of motor vehicles. (Para 16.3) discourages rear parking courts, and (para 16.4) suggests measures to be incorporated if they are absolutely necessary.

In regard to security of dwellings, I am pleased to see the applicant has considered crime prevention measures and refer to Section 2A of the new 'Homes 2019' document which provides Secured by Design advice and police preferred specification for new dwellings.

Paragraph 56 to 57.3 gives recommendations regarding security of bicycles and bin storage.

In relation to Condition 8, Play Areas and Open Space, I draw the applicants attention to (Para 17.1 to 17.3) regarding planting in new developments.

Chapter 9.1 to 9.6 refers to Communal areas and Play Spaces.

Areas of play 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. I would recommend that the eventual location is surrounded with railings with self-closing gates to provide a dog free environment. This would generally be most suitable for children of a younger age group using LAPS and LEAPS.

I have no further concerns regarding the approval of conditions imposed by application FP/128/09.

Thank you for giving me the opportunity to comment.

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.

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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