



## Local Policing Support Team

Your Ref: F/22/21/PL

Our Ref: LM/ARU/21/09B

Date 10<sup>th</sup> November 2021

Contact Name: Lee Melbourne [REDACTED]

Dear Mrs Gardner,

**RE: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR**

Thank you for your correspondence of the 9<sup>th</sup> of November 2021, advising me of a planning application for 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings at the above location, 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 – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

With the level of crime and anti-social behaviour in the 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 and site specific requirements should always be considered.

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 from a Secured by Design (SBD) perspective. SBD is owned by the UK Police service and supported by the Home Office and Building Control Departments in England (Part Q Security – Dwellings), that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found at [www.securedbydesign.com](http://www.securedbydesign.com)

I direct the applicant to previous correspondence from this office Your Ref: F/5/21/PL dated the 29<sup>th</sup> of April 2021 and Our Ref: LM/ARU/21/09A dated the 29<sup>th</sup> of April 2021. I note that this is a resubmission following refusal on the 15<sup>th</sup> July 2021.

Mrs Gardner  
Planning Officer  
Planning Control  
Arun District Council

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

Please find consultee comments as requested.

I direct the applicant or their agent to our website at [www.securedbydesign.com](http://www.securedbydesign.com) where the SBD Homes 2019 Version 2 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.

The development has outward facing dwellings which has created a good active frontage with the streets and the public areas being overlooked.

Parking provision is provided via garage and in-curtilage with 8 visitor spaces which should leave the street layout free and unobstructed.

Where communal parking occurs, it is important that they must be within view of an active room within the property. An active room is where there is direct and visual connection between the room and the street or the car parking area. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms.

For advice pertaining to dwelling entrance door sets and windows within the development I refer the applicant to chapters 21 & 22 of the SBD Homes Version 2 2019 document.

I am pleased to note the provision of robust defensive barriers by the use of close board fencing to a height of 1.8m to the exposed side and rear gardens within the development.

With regards to the proposed cycle sheds located within the rear gardens I refer the applicant to chapter 56 paragraph 56.2 of the SBD Homes Version 2 2019 document.

With regards to footpath design throughout the development I refer the applicant to the SBD Homes 2019 Version 2 document chapter 8.

With regards to landscaping - ground planting should not be higher than 1 metre with tree canopies no lower than 2 metres. This arrangement provides a window of observation throughout the area.

Finally, lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS5489-1:2020

Thank you for giving me an 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.

Yours sincerely

**Miss Lee A Melbourne**  
**Designing Out Crime Officer**  
**Sussex Police Headquarters**

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