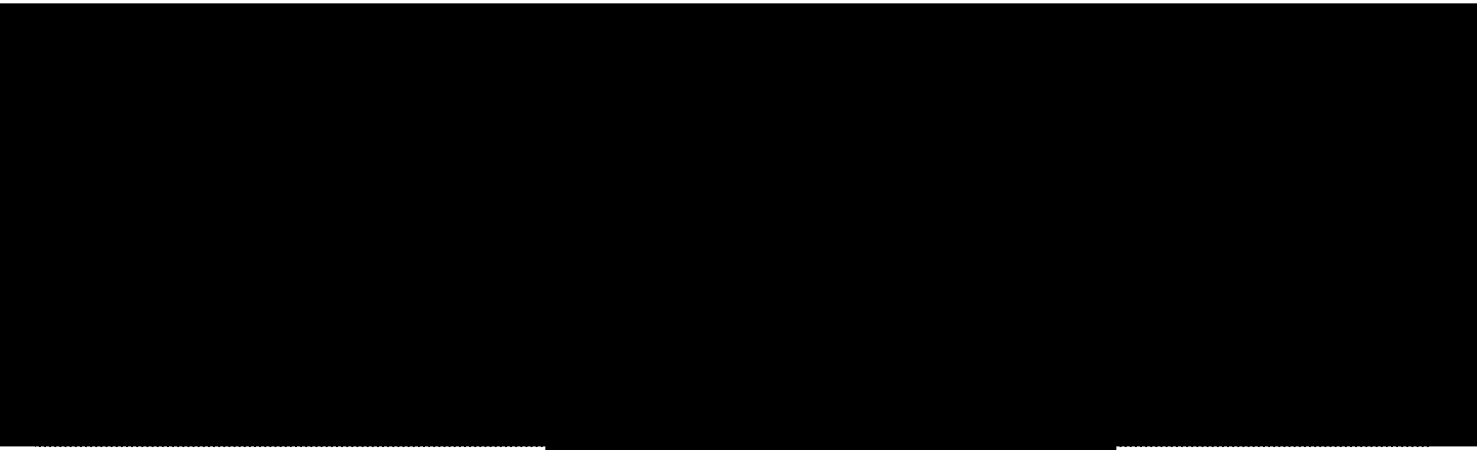




From: Neville.Wren@sussex.pnn.police.uk

Sent: 28 November 2018 10:41

To: Planning.Responses

Subject: WA/95/18/RES Land East of Tye Lane Walberton

Dear Mr Eastham ,

Please find attached 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 Supporting Team

Your Ref : WA/95/18/RES

Our Ref: NW/ARU/17/24B

Date: 28th November 2018

Contact Name: Neville Wren

Tel: 101 ext: 540137

Mobile No: 07789-902818

Dear Mr Eastham

RE: Land East of Tye Lane Walberton

Thank you for your correspondence of 7th November 2018, advising me of an Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No dwellings, car parking including garages, internal access roads footpaths, parking and circulation areas, hard and soft landscaping, allotments, play areas/equipment and community orchard and other associated infrastructure and engineering works. This application may affect the character and appearance of the Walberton Village Conservation area application 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 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 direct my comments solely from a crime prevention viewpoint and I direct the application or their agent to our website at www.securedbydesign.com where SBD Homes 2016 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 to our previous letter PE/ARU/17/24A dated 07th August 2017 to which all matters remain extant.

I am pleased to see the permeability of the application has been reduced by removing some of the potential access points previously considered in the outline application WA/44/17/OUT. The footpath to the Walberton and Binstead Primary School and by possibly linking it to the recreation ground will avoid children and parents having to walk along the roads and reduce some potential vehicle usage in the village. Likewise the single footpath /cycle path joining Tye Lane will encourage residents to walk or cycle rather than drive to the village centre.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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

If the width of the proposed footpath at the western end of the development into Tye Lane is wide enough for vehicles to use, in order to prevent vehicles using it as a short cut into Tye Lane or driving right through the development from Yapton Lane and in to Tye Lane, I would recommend considering concrete or steel bollards to deter access.

I note there are almost no street lights throughout the village of Walberton and none in Tye Lane which is narrow and has no foot path. A 30 mph speed limit in the lane commences at the northern edge of the village.

Yapton Lane has a foot path with very few sparsely spaced street lights and is also subject to a 30mph speed limit.

The increase in potential footfall in Tye Lane may require consideration to installing a pavement on its east side commencing at the footpath exit on the west side of the development and to travel south to join the pavement in 'The Street'.

Although the tennis courts provide a local amenity which can easily be accessed by walking to them, for users who require access to them who live further away, there is no identified area for parking vehicles adjacent to them, which may lead to visitor's cars accumulating in the end of the Close nearest to the courts. This may be exacerbated by additional vehicles parked for families to use the area of play near to the tennis courts.

I am pleased to see that all the 'areas of play' are overlooked by nearby housing. Long term care must be taken to ensure foliage from trees and bushes are kept trimmed to keep the views of them open from neighboring properties.

For the proposed housing development, Secure by Design recommends all door sets allowing direct entry into the home, eg.- front and rear doors, interconnecting garage door sets (see para 21.2) French doors, bi-fold or sliding patio doors sets, dedicated private flat or apartment entrance door sets, easily accessible balcony door sets (note 21.1a) etc shall be certified to one of the following standards PAS24:2016 (Note 21.1b applies) STS201 Issue 4:2012 (Note 21.1c) or LPS1175 Issue 7.2 SR2 (note 21.1d) or STS202 Issue 3 BR2 (note 21.1d).

Communal entry doors for the flats benefit from higher specification doors certified to LPS1175 Issue 7.2 SR2 (note 21.d) or STS202 Issue 3 BR2 (note 21.d) as they are more robust and capable of sustaining a higher and longer degree of use in a communal building.

Visitor door entry systems or access control is not normally required for communal developments with four dwellings or less unless there is a dwelling or bedroom with a floor level higher than 4.5m or the accommodation is intended for use by the elderly or persons with disabilities.

For the blocks of flats A, B, and E which contain 4 dwellings each, SBD (Homes 2016) paragraph 21 gives further advice for external dwelling door sets.

A shared door set with access controlled by use of a key without a designated access control system (and no remote release facility) serving a maximum number of 10 dwellings (flats, bedsits or bedrooms). Door sets falling within this category shall meet the same physical requirements as external door sets served off a shared corridor or stairway dwelling door set.

For blocks of flats D and C which each have 6 dwellings, Chapter 27:7 of SBD (Homes 2016) recommends that smaller developments containing up to 25 dwellings or bedrooms shall have a visitor door entry system. The technology by which the visitor door entry system operates is a matter of consumer choice, however it should provide the following attributes: Access to the building via the use of a restricted electronic key fob, card or key.

Remote release of the primary entrance door set from the dwelling or bedroom.

Audio and visual communication between the occupant and visitor.

Trades persons release mechanisms are not permitted as they have been proven to be the cause of anti-social behaviour and unlawful access.

Installed electronic release hardware must form part of the certified door set range. Developers and installers of door entry and access control systems should be aware that UL293 provides reassurance that a system has been assessed against a prescribed security test regime.

SBD recommends the use of colour monitors over black and white as it assists in definition, identification and identification of clothing.

All ground floor and easily accessible windows shall also be certified to PAS 24:2016 BS EN 1672 Class 3. 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.)

I recommend the postal arrangements for the flats are 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.

For the communal flats, a minimum lighting specifications should include dusk to dawn switched lighting around the external entrances and internal foyers. Stair wells and stair cases should also be fitted with either dusk to dawn lighting or PIR activated switched lighting.

External lighting is required to illuminate each dwelling elevation containing an external door set, car parking & garage areas including footpaths leading to dwellings (including blocks of flats) where the public, visitors or occupants of the building are expected to use.

I would recommend vandal resistant dusk to dawn energy efficient LED switched lighting. (Research has shown that a constant level, of illumination is more effective at controlling the night environment). (SBD Homes 2016 Chapters 18 and 25: Chapter 30 and Chapter 56 refers to street and dwelling lighting specifications).

The lobbies, lift well and internal foyers, stair wells, stair cases and corridors should be fitted with 24 hour movement activated switched lighting. In critical movement areas, such as lobbies corridors and staircases, the use of two stage lighting (a constant low level lighting level supplemented but activity switched lighting mode) may be utilized to provide safety and security.

Where possible external lighting for the development should conform to BS 5489:2013. (I am aware that some areas have a dark sky policy).

Chapter 54.1 of SBD Homes 2016 refers to cycle stores. The cycle stores for all communal blocks must have no windows and be fitted with secure door sets that meets the same specification as the front door set. This will ensure 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 residents are not accidentally locked in by another person. A mechanical push button type of lock that conforms to BS 8607 would be suitable. Given that most of the proposed cycle stores have double doors, it will be necessary to fit door closers along with spring loaded automatic shoot bolts fitted to the unlocked door to ensure they closes first.

I would recommend that cycle and bin stores have only one access door set, to prevent one being left open whilst the other is locked. Doors at opposite ends of the stores provide an opportunity for someone to enter and wait for a person entering from the opposite end.

The stores must also provide secure cycle stands or anchorage points (As per paragraph 53). (Minimum requirements for such equipment are, galvanised steel bar construction 9 minimum thickness 3mm. minimum foundation depth of 300mm with welded anchorage bar or products certificated to LPS1175 Issue 7.2 SR1 or 2. Or alternatively, 'Sold Secure' Bronze Silver or Gold products).

The store must also be lit externally during the hours of darkness with dusk to dawn vandal resistant lighting. Movement activated lighting should be provided internally which will activate when a resident enters the storage area.

Bin stores and cycle stores within the same building must be segregated with a floor to ceiling secure barrier. Cycle stores should be within sight of an active room. An active room is where there is direct and visual connection between the room and the street or the car parking area or bike store. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms. Gable ended windows can assist in providing observation over an otherwise unobserved area.

Similarly, the bins stores with double doors must have PIR activated lighting and doors fit for purpose and only the one entrance. Where double doors are fitted, they and their locks should meet the same requirement as the cycle stores above.

The allotment area is located in a corner of the southern perimeter of the development. Allotments are often vandalised and property damaged or stolen, often late in the evening. The perimeter hedge must be adequate, and I would suggest dense defensive planting to prevent persons pushing through gaps or under the foliage and be of a height to allow a degree of surveillance from nearby properties, together with a lockable gate of the same height. This will also control vehicles using the car park area when the allotments are not in use.

The tennis courts should also be surrounded with perimeter fencing and gate with access control of an appropriate height to prevent vandalism when they are not in use. Flood lighting for the courts will be a further consideration if they are to be used during the hours of darkness as they may affect the amenity of nearby properties. Further guidance can be found at <https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/>

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.

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended, therefore, that before making any amendments to the application, the applicant or their agent first discuss these comments with the Local Planning Authority.

Yours sincerely


Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters

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