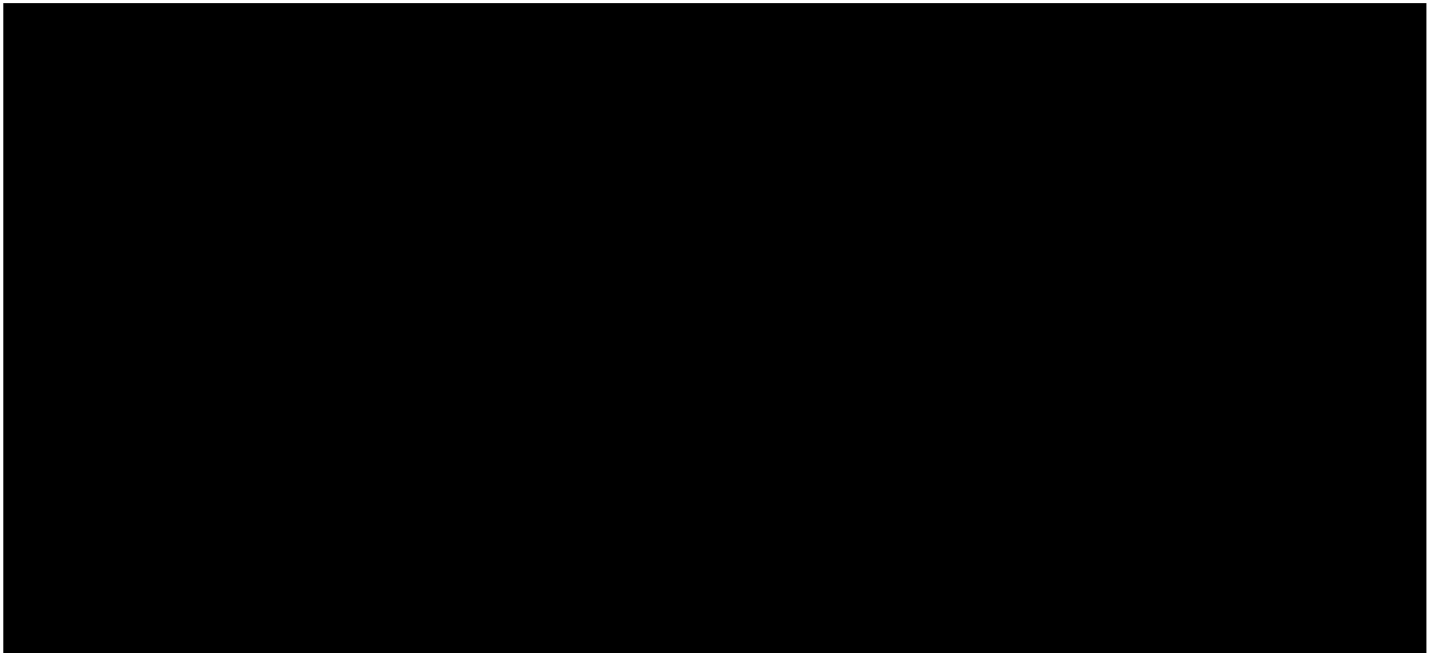




From: [REDACTED]
Sent: 21 February 2019 13:44
To: Planning.Responses
Subject: WA/95/18/RES Land East of Tye Lane Walberton.

Dear Mr Eastham,

Please find attached my comments regarding the amended planning application.

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: WA/95/18/RES

Our Ref: NW/ARU/17/24C

Date: 21st February 2019

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 15th February 2019 regarding '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 & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. This application may affect the character & appearance of the Walberton Village Conservation Area'.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 amended 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 applicant 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 am pleased to see crime prevention measures have been considered, including widening the footpath of the southern link to Tye Lane and that parking spaces have been added to the allotment area.

I refer to our previous letters PE/ARU/17/24A dated 28th February 2017 regarding WA/44/17/OUT and NW/ARU/17/24B dated 28th November 2018 regarding application WA/95/18/RES, to which all matters remain extant.

With the inclusion of additional bicycle storage, I draw the applicant's attention to SBD document Homes 2016 Chapter 53 which gives recommendations for the minimum specification for suitable sheds for bicycle storage within garden boundaries.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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

In areas where footways are provided they shall measure at least 2m in width and at least 3m outside schools, shops or other community facilities in the area where the public are likely to congregate.

It is important that pedestrians have a good view ahead and around them. Foot paths should be straight, wide and well lit, be overlooked and avoid potential hiding places.

Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime and antisocial behaviour.

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.

Careful selection of plant species is critical in order not to impede natural surveillance and avoid unnecessary high maintenance. Trees on appropriate route stocks can provide a more reliable means of reducing the likelihood of reducing natural surveillance.

As a general recommendation where good visibility is needed shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage or lower branches below 2 metres which allows 1 metre field of view between them.

I have no further crime prevention concerns regarding this application.

Thank you for allowing me to add additional comments.

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

Telephone
Mobile:

