



Local Policing Support Team

Your Ref: Y/158/21/PL

Our Ref: LM/ARU/21/24A

Date 9th November 2021

Contact Name: Lee Melbourne

Dear Mr Davis,

RE: The Steddles North End Road Yapton BN18 0DT

Thank you for your correspondence of the 8th of November 2021, advising me of a planning application for demolition of existing dwelling and outbuildings and construction of 11 No dwellings (net increase 10 units) with access, landscaping and associated works (alternative to approved Y/121/19/PL). This site is in CIL Zone 3 and is CIL Liable as new dwellings & is a Departure from the Development Plan 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

Mr Davis
Planning Officer
Planning Control
Arun District Council

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

This planning application is an alternative to the previously submitted planning application Y/121/19/PL which was approved on the 30/7/2020.

I direct the applicant to previous correspondence from this office pertaining to this application - Your Ref: Y/121/19/PL dated the 9th January 2020 and Our Ref: NW/ARU/20/02A dated the 20th January 2020 to which all comments remain extant.

I direct the applicant to or their agent to our website at 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 with enclosed rear gardens which has created a good active frontage with the streets and the public areas being overlooked, this design has eliminated the need for vulnerable rear garden pathways.

In the main parking has been provided in-curtilage via garage/carport and a small number of visitor parking bays have been provided 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. Gable ended windows can assist in providing observation over an otherwise unobserved area.

It is important that the boundary between public and private areas are clearly indicated and for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of a wall to a maximum height of 1 metre and railings or timber picket fence if a more substantial boundary is required.

As the first line of defence, perimeter fencing must be adequate with vulnerable areas such as side and rear gardens needing more robust defensive barriers by using walls or fencing to a minimum height of 1.8metres.

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.

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

Where bicycle storage in robust sheds is required, (Paragraph 56.2 of SBD Homes 2019) provides recommendations for minimum requirements. (Paragraph 56.4) also provides minimum specifications for cycle stands.

From a crime prevention viewpoint 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. Trees may restrict the performance of street lighting or cause damage by collision with branches and should not be located within 5 metres of a light source. Account must be taken of the effects of seasonal variations. 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.

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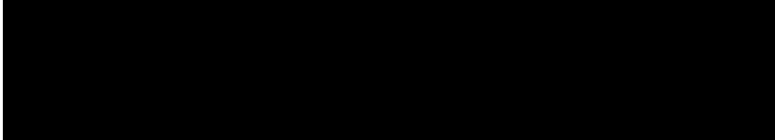


Finally, lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS5489-1:2020

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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