



Local Policing Support Team

Your Ref: Y/39/20/RES

Our Ref: PE/ARU/20/12/A

Date 27th May 2020

Contact Name: Phill Edwards

Dear Mr Davis

RE: Land at Street Building, North End Road, Yapton, BN18 0DT.

Thank you for your recent correspondence advising me of a reserved matters planning application for the approval of reserved matters following outline consent Y/49/17/OUT & Section 73 permission Y/13/19/PL for 45 No. dwellings & associated works. This application may affect the setting of a Listed Building, at the above location for which you seek advice from a crime prevention viewpoint. These reserve matters concern; appearance, landscaping, layout and scale.

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 the Arun District being average when compared with the rest of Sussex, I have no major concerns with the above proposals, however, additional measures to mitigate against any identified local crime trends and site specific requirements should 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.

I was very pleased to note from the site masterplan submitted in support of the above application, that the applicant's agent has clearly demonstrated their understanding of a safe, secure and sustainable development from a crime prevention perspective. Back to back gardens that all but eliminate vulnerable rear garden pathways, good demarcation of defensible space, robust rear fencing and overlooked streets

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with natural surveillance have all been incorporated into the development. The proposed Local Area of Play (LAP) has observation from surrounding dwellings with good natural surveillance over it.

Where there are rear access footpaths and they are deemed to be essential to give access to the rear of properties, they must be gated. The gates must be placed at the entrance to the footpath, as near to the front building line as possible, so that attempts to climb them will be in full view of the street and be the same height as the adjoining fence so as not to reduce the overall security of the dwelling's boundary. Where possible the street lighting scheme should be designed to ensure that the gates are well illuminated. Gates must be capable of being locked (operable by key from both sides of the gate). The gates must not be easy to climb or remove from their hinges. Where circumstances dictate such as the terraced rear garden pathways, more open fencing is required to allow for greater surveillance. Trellis (300mm) topped 1.5 metre high fencing can be useful in such circumstances. This solution provides surveillance into an otherwise unobserved area and a security height of 1.8 metres.

Ground planting at the LAP and throughout the development 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. I would ask that consideration is given to the eventual LAP location in that it is surrounded with railings with self-closing gates to provide a dog free environment.

The link from the development's southern elevation to external public footpaths is wide with good surveillance through it, however the landscaping here must be maintained to ensure it doesn't get overgrown and create loitering spots.

Providing my comments and observations are given consideration, Sussex Police do not have concerns with this reserved matters application.

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



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