



Local Policing Support Team

Your Ref: Y/4/19/RES

Our Ref: NW/ARU/17/11D

Date 21 June 2019

Contact Name: Neville Wren

Dear Mr Davis,

RE: Cinders Lane Nursery & works to R/O Cinders Lane Yapton. BN18 0JJ

Thank you for your correspondence of 4th June 2019, advising me of an, 'Approval of reserved matters following outline consent Y/5/17/OUT for 51 No dwellings. This application affects a public right of way' for which you seek advice from a crime prevention viewpoint.

I have had the opportunity to re-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.

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 design and access from a crime prevention viewpoint, however, additional measures to mitigate against any identified local crime trends and site specific needs should be considered.

I refer to our previous letters PE/ARU/17/11A dated 08th March 2017 regarding planning applications

(PE/ARU/17/11A dated 8th March 2017 regarding Y/5/17/OUT) also

(NW/ARU/17/11B dated 17th July 2019 regarding Y/5/17/OUT), and in particular to

(NW/ARU/17/11C dated 22nd March 2019 regarding Y/4/19/RES) to which all matters remain extant.

In addition, I note previous plots (numbers 40-47) which are flats, have now changed to plots (39-46) on drawing number 19.14. P101 U, dated July 2018.

Mr S Davis
Planning Officer
Planning Control
Arun District Council

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

My comments remain as previous and I note the addition of an external cycle store for the flats. From a crime prevention view point, I refer to Secured by Design Homes 2019 chapters 56.1 to 57.1 (found at www.securedbydesign.com) and recommend that external cycles stores are either brick built and with a roof, together with a secure single door meeting Section 2a paragraphs 21.1 to 21.21 of SBD Homes 2019 and have internal lighting.

The lock should be fitted with an internal thumb turn as a means of escape, to prevent persons from becoming trapped inside. There should be no windows.

Alternative external cycle stores with clear with transparent materials such as polycarbonate or strengthened glass and with a roof, located within view of an active room and within 50 metres of a primary entrance door can be used together with cycle racks or Sheffield hoops meeting the criteria within the above Chapters.

SBD Homes 2019 Chapter 21.9 to 21.11 provides additional advice regarding garage door sets where access to the dwelling can be gained via an interconnecting door as is the case with plots 12 to 20 that have rooms over the garage.

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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Designing Out Crime Officer
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