

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 March 2017 08:45
To: Planning Scanning
Subject: FW: Planning consultation on: Y/5/17/OUT
Attachments: ARU 17 11A - Cinders Nursery Land rear of Cinders Lane Yapton.pdf

Sent: 08 March 2017 13:05
To: Planning.Responses
Subject: Planning consultation on: Y/5/17/OUT

Hello David
Please find attached my comments for the above application.
Kind regards
Phill

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Sussex Police
Serving Sussex

www.sussex.police.uk

Local Policing Branch

Your Ref: Y/5/17/OUT

Our Ref: PE/ARU/17/11/A

Date: 08th March 2017

Contact Name: Phillip Edwards

Tel: 101 ext: 540113

Dear Mr Innes

Re: Cinders Nursery and land rear of Cinders Lane, Yapton, BN18 0JJ.

Thank you for your correspondence of 08th February 2017, advising me of an outline application for 51no dwellings with all matters reserved except for access at the above location, for which you seek advice from a crime prevention viewpoint.

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 Police service and supported by the home office that recommends a minimum standard of security using proven, tested and accredited products. Due to the application being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and 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.

Access to the development at present is via a shared junction and a private track. In order to protect the safety of pedestrians accessing the development I would like to see traffic calming measures implemented along with lighting throughout the development that conforms to the recommendations within BS 5489:2013.

The development in the main has outward facing dwellings with the dwellings having back to back gardens. This has created good active frontage with the streets and the public areas being overlooked, this design has eliminated the need for vulnerable rear garden pathways. Parking in the main has been provided with in-curtilage, garage and a number of on street parking bays, this should leave the street layout free and unobstructed.

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. Gates that provide access to the side of the dwelling or rear access to the gardens must be robustly constructed of timber, be the same height as the adjoining fence and be lockable from both sides. Such gates must be located on or as near to the front of the building line as possible.

Mr D Innes
Planning Officer
Planning Control
Arun District Council

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

Telephone: 101

Where softwood screening and fencing has been installed to the perimeter, in order to deter access it will be imperative to ensure that no hand or footholds have been created that enables easy access over the perimeter fencing.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

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



Phillip Edwards
Designing Out Crime Officer
Sussex Police Headquarters

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

Telephone: 101

