

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 November 2017 08:42
To: Planning Scanning
Subject: FW: Y/74/17/RES Land at Kings Close Yapton BN18 0EX
Attachments: ARU 17 34A - Land at Kings Close Yapton BN18 0EX.pdf

Sent: 30 November 2017 08:34
To: Planning.Responses
Subject: Y/74/17/RES Land at Kings Close Yapton BN18 0EX

Dear Mr Davis,

Please find attached my recommendations regarding the above 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 Branch

Your Ref: Y/74/17/RES

Our Ref: NW/ARU/17/34A

Date: 30th October.2017

Contact Name: Neville Wren

Dear Mr Davis

RE. Land at Kings Close Yapton BN18 0EX

Thank you for your correspondence of 15th November 2017, advising me of an Approval of reserved matters following outline consent Y/22/14/ for 1 No. 4 bed house, 13 No. 3 bed houses & 1 No. 2 bed flat over garages incorporating parking & access to main road via redefined alignment of Kings Close & highway improvement works at existing crossover 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.

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.

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 direct the application 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.

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.

Car parking bays behind plots 16, 17 and 18 may be out of view of an active room.

Mr S Davis
Planning Officer
Planning Control
Arun District Council

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

Should there be general pedestrian access to the back of the 'Merry Meats' shop, from the development, car parking bay 18 should be protected along its west side with 1.8m high fencing.

The two remote combined cycle/refuse bin stores must have vandal resistant PIR lighting installed internally and the front doors must be lockable. The cycle store should be completely separated from the bin store by a floor to ceiling divider. I refer to Section 53 of Secured by Design 'Safer Homes 2016' document for cycle storage specifications.

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.

I note that there are several footpaths that lead to the rear of properties between back gardens.

In circumstances that require a more open feature such as a garden overlooking a rear parking court or a rear garden pathway, 1.5metre high close board fencing topped with 300mm of trellis can achieve both security and surveillance requirements. This solution provides surveillance into an otherwise unobserved area and a security height of 1.8 metres. 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.

Plot 1GFL 6.450 must have its southern perimeter protected with 1.8m high fencing as above.

Lighting throughout the development will be an important consideration and should conform to the recommendations within BS5489:2013.

Footpaths within the development must be a minimum of two metres wide.

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
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