



Local Policing Support Team

Your Ref: Y/82/20/RES

Our Ref: LM/ARU/20/25A

Date 2nd September 2020

Contact Name: Lee Melbourne Tel [REDACTED]

Dear Mr Eastham,

RE: Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS

Thank you for your correspondence of the 26th August 2020, advising me of a planning application for Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way. This site falls within Strategic Site SP2 (Zero Rated) 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 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

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 proposals, however, additional measures to mitigate against any identified local crime trends and site specific requirements should always be considered.

Mr Eastham
Planning Officer
Planning Control
Arun District Council

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

I refer the applicant to previous correspondence from this office Your Ref: Y/60/14/OUT dated the 10th July 2014 and Our Ref: PE/ARU/14/14/A dated the 5th August 2014.
Additionally Your Ref: Y/80/16/OUT dated the 1st December 2016 and Our Ref: PE/ARU/16/37/A dated the 29th December 2016 to which all comments remain extant.

With regards to the latest application Your Ref: Y/19/20/RES dated the 12th February 2020 due to the retirement of Mr Wren Designing Out Crime Officer Sussex police were unable to make comments pertaining to proposals contained therein.

Please find comments below which may be pertinent to this latest application relating to approval of reserved matters.

I direct the applicant 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.

With regards to the layout the development in the main has outward facing dwellings with back to back gardens which has created good active frontage with the streets and the public areas being overlooked, this design has all but eliminated the need for vulnerable rear garden pathways.

With regards to the communal parking areas it is important that these are 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.

With regards to the apartments from a crime prevention perspective it will be imperative that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. SBD recommends that all communal door-sets serving 5 or more dwellings or bedrooms should have visitor door entry system or access control system to enable management oversight of the security of the building i.e. to control access to the building via the management of a recognised electronic key system. It should also incorporate a remote release of the primary entrance door set and have audio visual communication (preferably colour) between the occupant and the visitor. I refer the applicant to SBD Homes Version 2 2019 Chapter 27 27:1 through to 27:28. Tradesperson or timed release mechanisms are not permitted as they have been proven to be the cause of antisocial behaviour and unlawful access to communal developments.

Additionally, I recommend the postal arrangements for the apartments is through the wall or externally mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the apartment's front doors. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

With regards to the LAP - areas of play should be situated in an environment that is stimulating and safe for all children, be overlooked with good natural surveillance to ensure the safety of users and the protection of equipment, which can be vulnerable to misuse. They should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access. I would ask that when consideration is given to the eventual location that it is surrounded with railings with self-closing gates to provide a dog free environment.

With regards to the proposed landscaping and planting from a crime prevention perspective I ask that ground planting 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.

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With regards to the footpaths sited throughout the development SBD states that:

Public footpaths should not run to the rear of, and provide access to gardens, rear yards or dwellings as these have been proven to generate crime. Where a segregated footpath is unavoidable, for example a public right of way, an ancient field path or heritage route, designers should consider making the footpath a focus of the development and ensure that they are as straight as possible • wide • well lit (within BS 5489-1:2013) • devoid of potential hiding places • overlooked by surrounding buildings and activities • well maintained so as to enable natural surveillance along the path and its borders. For further information on footpath design I direct the applicant to SBD Homes Version 2 2019 Chapter 8 see paragraphs 8.8 – 8.12.

Finally, lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS 5489-1:2013. SBD considers that bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

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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