

FERNHAM HOMES

Development Management
Planning Services
Swale Borough Council
Swale House
East Street
Sittingbourne
Kent
ME10 3HT

Submitted online via Planning Portal

13 December 2023

Dear Sir/Madam,

**APPLICATION FOR THE DISCHARGE OF CONDITION 14 (CRIME PREVENTION)
PURSUANT TO PLANNING PERMISSION 23/500857/HYBRID**

LAND AT LADY DANE FARM, LOVE LANE, FAVERSHAM, KENT ME13 8YN

Please find enclosed an application for approval of details reserved by condition 14 pursuant to planning permission 23/500857/HYBRID.

For clarity, the below sets out the information that has been submitted as part of this application.

Condition 14:

The development hereby permitted shall incorporate measures to minimise the risk of crime. No development in any phase beyond the construction of foundations shall take place until details of such measures, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) to follow the guidance set out in the SBD Homes 2019 and SBD Commercial 2015 (as amended), for that relevant phase have been submitted to and approved in writing by the Local Planning Authority. The approved measures for the relevant dwelling or building shall be implemented before the relevant dwelling or building is occupied and thereafter retained.

Information submitted to satisfy condition - Crime Prevention Statement:

Crime Prevention through Environmental Design (CPTED)

The CPTED is a notion that clever design can create safer neighbourhoods. A set of design principles known as crime prevention through environmental design (CPTED) have been created.

The four main principles of CPTED are:

- Natural Surveillance
- Natural Access Control
- Territorial Reinforcement
- Maintenance

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When these principles are put into practice, the resulting environment should discourage or impede criminal behaviour, while at the same time encourage the rest of the community to keep a watchful eye.

The utilisation of Secured by Design principles as a fundamental part of the design process ensures that the proposals meet best practice for crime prevention.

The information below sets out how the scheme has been designed in accordance with the CPTED and alongside the Secure By Design guidance:

Access and Movement

The development will achieve safer access and movement as primary routes for pedestrians, cyclists and vehicles are direct and lead to where people want to go, with as little segregation as possible. Where footpaths are required, they are as straight and wide as possible and overlooked by surrounding buildings. The movement framework is based upon a pattern of streets and shared spaces, removing the need for underused alleyways, short-cuts, footpaths and a large number of minor access points that can become vulnerable to, or facilitate crime.

Structure

The development is structured to give careful consideration to the relationship between existing dwellings with the proposed new houses.

As few as possible sides of the buildings will be exposed to the public realm. Active frontages have been provided onto streets and a movement framework has been focused on directing people and vehicles on to well defined routes. Defensible space will be provided by private or communal gardens that can only be accessed from the surrounding buildings.

Continuous frontages will also reduce the opportunities for graffiti on blank façades, such as gable ends.

Surveillance

Spaces will be overlooked by buildings or uses, with windows and doors facing onto the street where possible to create an active frontage with surveillance.

Ownership

A clear distinction will be provided between public, semiprivate/communal and private spaces. This is achieved using appropriate demarcation such as fences walls or hedges. Careful selection of these demarcations is proposed in order to achieve the appropriate aesthetic and feel for an area.

High fences, walls and landscape treatment that actively impede access are most appropriate in places that are vulnerable to crime, such as the back of dwellings, and have been provided accordingly. Railings and hedges will be used to signify the public / private divide.

Physical Protection

These security measures will be installed without compromising the quality of the local environment. Crime prevention measures that adversely affect the way a place looks and feels can undermine the aim of safe and sustainable communities. Measures, such as grilles and barbed wire, are often unattractive and increase the

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fear of crime by suggesting that an area is unsafe. The main aim for the development is to plan in security from the outset.

Activity

The public realm will be designed to ensure it is well overlooked by the surrounding properties, with habitable room windows ensuring surveillance throughout the day.

I trust that the above is sufficient to satisfy the requirements of condition 14. However, should you have any queries or require any additional information please do not hesitate to contact me.

Yours faithfully,

Danielle Drake

Development Manager

Direct Email: Danielle.drake@fernham-homes.co.uk