

Officer Report

Application No.	Y19/0071/FH
Site Address	Smiths Medical UK Boundary Road Hythe Kent CT21 6JL
Officer Name	Emma Hawthorne
Proposal	Outline planning application for the redevelopment of the former Smiths Medical site for up to 97 dwellings (Class C3) up to 153sqm of offices (Class B1) and up to a 66 bed care home (Class C2), with all matters reserved for future consideration.

Recommendation

Report Number	RD-424896
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	26 July 2021

Report

See Committee report on file

Recommended Conditions (34)

1

Approval of the details of the scale, appearance, layout (including location of SUDS) and the landscaping of the site (including boundary treatments), including design code for self-build units, hereinafter called "the reserved matters", shall be obtained from the Local Planning Authority in writing before any development of each phase/parcel is commenced. The submission of boundary treatments shall include the recommendations provided in paragraph 6.1.5 and 6.1.14 of the Ecological Appraisal, dated January 2019.

Reason: Such details are necessary for the full consideration of the proposal and have not, so far, been submitted.

2

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

3

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 (as amended).

4

Prior to the commencement of any development hereby approved, a plan identifying the location, extents/boundaries of each self-build plot, and a phasing plan to detail the different phases (including self-build units) shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: Such details are necessary for the full consideration of the proposal and have not, so far, been submitted.

5

The development hereby permitted shall be limited to no more than 97 dwellings, a 66-bed care home and 153sqm of office space, and shall be carried out in accordance with the Location Plan (drawing no. P_02 Rev A) and broadly in

accordance with the Site Plan as Proposed (drawing no. P12 Rev B).

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Policy SS1 of Local Plan Core Strategy (2013) and Policy UA13 of the adopted Local Plan (2020).

6

The reserved matters application(s) to be submitted pursuant to condition 1 above shall include details of a Landscape/Habitat Management Plan to include long-term design objectives, timings of the works, habitat creation, enhancement, management responsibilities and maintenance schedules for all landscaped areas (other than privately-owned domestic gardens). Such details shall be submitted for the written approval of the Local Planning Authority. The requirements of the Landscape/Habitat Management Plan shall be informed by the submitted Ecological Appraisal (dated January 2019) and the approved measures shall be carried out in accordance with the approved Plan.

Reason: In order to ensure matters of ecological interest are preserved and enhanced.

7

The details to be submitted pursuant to condition 1 above shall include drawings showing existing and proposed ground levels and finished slab and floor levels together with the roof ridge lines and eaves levels of the proposed buildings in relation to the neighbouring buildings bordering the site. The finished floor levels of non-habitable levels shall be a minimum of 300mm above the design flood level (at 2.9maODN) with all habitable accommodation a minimum of 600mm above at 3.2maODN. Such details as may be approved in writing, by the Local Planning Authority shall be undertaken fully in accordance with the approved plans and thereafter floor levels shall be maintained in accordance with the approved details.

Reason: In the interests of risk to life and property.

8

The details submitted pursuant to condition 1 above shall include an Arboricultural

Impact Assessment and Tree Constraints Plan to include existing hedgerows. The assessment shall include details of all root protection measures which shall accord with BS5837 "Trees in Relation to Demolition, Design and Construction" and a timetable for the implementation and retention of such works linked to the proposed phasing and completion of construction work. The development shall be carried out in strict accordance with the approved assessment.

Reason: In the interests of the visual amenities of the area.

9

The reserved matters application(s) to be submitted pursuant to condition 1 above shall include details of vehicular and cycle parking, including visitor parking, and turning facilities. The provision of vehicular and cycle parking and turning facilities as approved for each reserved matter and in any phase or sub-phase of the development hereby approved, shall be implemented, in full, prior to the first occupation of the units they serve. These facilities shall be kept available for parking and turning purposes in connection with the units they serve at all times thereafter.

Reason: In the interests of highway safety and convenience.

10

No development shall take place until the details required by Condition 1 above shall demonstrate that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm can be accommodated within the proposed development layout.

Reason: To ensure development is served by satisfactory arrangements for the disposal of surface water and that they are incorporated into the proposed layouts.

11

The reserved matters application(s) to be submitted pursuant to condition 1 above shall include details of a scheme for any external building or ground mounted lighting/illumination and such lighting shall be in accordance with guidance from an ecologist to minimise impacts on wildlife. Such details shall be submitted for the written approval of the local planning authority and shall include luminance levels

and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution. The submitted details shall also demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting strategy shall;

- a) Identify those area/features on site that are particularly sensitive;
- b) Show how and where external lighting will be installed in accordance with the recommendations in section 6.1.6 of the Ecological Appraisal dated January 2019.

Thereafter any lighting erected as part of the development shall only be erected in accordance with the approved details.

Reason: In order to minimise light pollution and protect wildlife.

12

No work on the construction of the building(s) hereby permitted shall take place until samples of the materials and details of the windows and doors to be used in the construction of the external surfaces of the building(s) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include a schedule and plan indicating the materials to be used for each plot within the phase, or sub-phase. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the completed development and in the interests of visual amenity.

13

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Plan shall provide for:

- a) Working hours and arrangements for the delivery and storage of materials for the off-site highway works.

- b) The parking and turning for on-site of vehicles of site operatives and visitors.
- c) The loading and unloading of plant and materials.
- d) The storage of plant and materials proposed to be used in the construction of the development.
- e) The design, erection and maintenance of site perimeter fencing and security hoardings.
- f) Details of working and delivery hours including details to avoid/minimise deliveries during peak hours and school opening/closing times.
- g) The display of contact details of the site manager.
- h) Routes to be taken by vehicles carrying plant/materials to and from the site.
- i) Measures to ensure that construction plant and vehicles and delivery vehicles do not impede access to nearby properties.
- j) Details of wheel washing facilities and other measures to prevent the deposit of mud and debris on the public highway.
- k) Details of any temporary traffic management/ signage to ensure delivery routes are adhered to.
- l) Details of piling methods and timings.

The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

Reason: In the interests of the amenities of the area and highway safety and convenience.

14

No development shall take place (including any ground works, site or vegetation clearance) until a construction environmental management plan (CEMP (Biodiversity)), for the protection of:

- Hythe Ranges Local Wildlife Site;
- Coastal vegetated shingle priority habitat;
- Badgers;
- Reptiles;
- Hedgehogs; and

- Nesting birds

during the construction works has been submitted to and approved in writing by the Local Planning Authority. The CEMP (biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities, including any need for lighting during construction;
- b) Identification of 'biodiversity protection zones' (on and off-site);
- c) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similar competent person;
- h) Use of protective fences, exclusion barriers and warning signs.

A suitably experienced and qualified ecologist or Ecological Clerk of Works must carry out the role of maintaining ecological watching briefs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: In order to ensure biodiversity within the site is preserved and enhanced.

15

14. No development shall take place until an ecological design strategy (EDS) addressing the provision of compensatory habitat and ecological enhancements, as outlined in Section 6 of the Ecological Appraisal dated January 2019, has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following:

- Purpose and conservation objectives for the proposed works
- Review of site potential and constraints
- Detailed design(s) and/or working method(s) to achieve stated objectives

- Extent and location/area of proposed works on appropriate scale maps and plans
- Type and source of materials to be used where appropriate, eg. Native species of local provenance
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development
- Persons responsible for implementing the works
- Details of initial aftercare.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In order to ensure biodiversity within the site is preserved and enhanced, and to include the provision of compensatory habitat for the loss of Local Wildlife Site.

16

Development shall not begin in any phase until a detailed sustainable water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall be passed upon the FRA by Herrington Consulting (February 2019) and shall demonstrate that the surface water generated by this development (for all rainfall to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on off off-site.

The drainage scheme shall also demonstrate (with reference to published guidance) that:

- Silt and pollutants resulting from the site can be adequately managed to ensure there is no pollution risk to receiving waters
- Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

The scheme shall be implemented and thereafter managed and maintained in

accordance with the approved details. Those details shall include: i. A timetable for its implementation, and ii. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. The details accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

17

a) The development shall be carried out in accordance with the submitted Phase I Land Contamination Assessment, by Ecologia dated 10/08/2017).

b) If the desk top study shows that further investigation is necessary, an investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include; - A survey of the extent, scale and nature of contamination - An assessment of the potential risks to - Human health - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - Adjoining land, - Ground waters and surface waters, - Ecological systems, - Archaeological sites and ancient monuments and - An appraisal of remedial options and identification of the preferred option(s).

c) All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

d) If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

e) Prior to commencement of development, if remediation works are required following investigation carried out as per d) above, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer-term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

f) In the event that, at any time while the development is being carried out, contamination is found that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared. The results shall be submitted to the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared and submitted to the Local Planning Authority.

Reason: To protect the environment and human health against contamination and pollution.

18

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a verification report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the LPA which demonstrate the suitable modelled operation of the drainage system such that flood risk is appropriately managed, as approved by The LLFA. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; topographical survey of 'as constructed' features; and an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from the development to the future users of the land and neighbouring land are minimised, together with those risks to controlled

waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework (2019).

19

Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved in writing by the Local Planning Authority, detailing the containment, control and removal of cotoneaster on site. The measures shall be carried out in accordance with the approved scheme.

Reason: In order to control invasive species within the site.

20

Prior to occupation of the development hereby approved, a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions, together with a plan of management compartments;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period);
- g) Details of the body or organisation responsible for the implementation of the plan;
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met, how contingencies and/or remedial action will be identified,

agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In order to control invasive species within the site.

21

Prior to the first use of the site or occupation of any dwelling, care home or office space hereby permitted, the access arrangements (including visibility splay) shall be implemented in full accordance with the details as approved under Condition 1 of this permission, and shall be opened to vehicular and pedestrian traffic. Thereafter the approved visibility splays shall be maintained at all times.

Reason: In the interests of highway safety and convenience.

22

Prior to the first occupation of any dwelling, care home or office space hereby permitted, the proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the LPA. Thereafter the approved details shall be maintained at all times.

Reason: In the interests of highway safety and convenience.

23

Prior to the occupation of any dwelling hereby permitted a residential travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include initial baseline targets based on the agreed trip rates for the site, measures to encourage sustainable transport to/ from the site and modal share targets for a 5 year period upon the last occupation on the site. The approved measures shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of sustainable development and highway safety and convenience.

24

No building hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable modelled operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures, extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; as built drawings; topographical survey of 'as constructed' features and an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised.

25

The approved noise mitigation measures shall be implemented in accordance with the recommendations set out within the Noise Assessment Report by Hepworth Acoustics (dated July 2018) unless otherwise previously agreed in writing by the Local Planning Authority. All habitable room windows to be standard thermal double glazing, comprising two 4mm thick standard panes with a minimum 122mm air cavity,

Reason: In order to protect amenity of future occupiers.

26

Prior to the occupation of any dwellings, office or care home hereby approved, the proposed internal road, footways, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, access, carriage gradients as appropriate, shall be constructed and laid out in accordance with details to be submitted and approved by the Local

Planning Authority in writing before their construction begins. For this purpose plans and sections indicating as appropriate the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: To ensure that the roads are constructed and laid out in a satisfactory manner.

27

Prior to the occupation of any dwelling hereby approved the following works between each dwelling and the highway shall be carried out:

(a) Footways and/or footpaths, with the exception of the wearing course;

(b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates, and highway structures (if any).

Reason: In the interest of highway safety and amenity.

28

(a) Construction shall not proceed beyond slab level until written documentary evidence has been submitted to, and approved in writing by, the local planning authority proving the development will achieve a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a design stage water efficiency calculator.

(b) The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved by, the local planning authority, proving that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason In accordance with the requirements of policies CSD5 and SS3 of the Shepway Core Strategy Local Plan 2013 which identify Shepway as a water scarcity area and require all new dwellings to incorporate water efficiency measures.

Water efficiency calculations should be carried out using 'the water efficiency calculator for new dwellings' <https://www.gov.uk/government/publications/the-water-efficiency-calculator-for-new-dwellings>

29

The non-residential uses of the development hereby permitted shall be constructed to secure an overall minimum Very Good rating for BREEAM standards. Full details shall be submitted, for consideration, to a BRE trained and licensed independent assessor, these details and the assessors report shall then be submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details before occupation.

Reason: To ensure the development contributes to the principles of sustainable development as outlined in Local Plan policy CC2.

30

No work above slab level on the construction of the buildings hereby permitted shall take place until a copy of formal confirmation has been supplied to the Local Planning Authority confirming that High Speed Fibre Optic that meets the Department for Culture, Media and Sport requirement that 'fibre to the premise' broadband connections are available to all premises of gigabit capacity will be provided to all dwellings. Prior to the first occupation of any of the dwellings hereby approved, confirmation shall be submitted to the Local Planning Authority that the infrastructure to allow 'fibre to the premise' broadband connections are available to all premises of gigabit capacity has been laid out in the site.

Reason: In order to ensure the future provision of superfast fibre optic broadband for occupants in accordance with emerging policy E8 of the Places and Policies Local Plan.

31

Details of how the development as a whole will reduce carbon emissions by a minimum of 10 percent above the Target Emission Rate, as defined in the Building

Regulation for England approved document L1A: Conservation of Fuel and Power in Dwellings, shall be submitted to the Local Planning Authority for approval, in writing, prior to progression of development beyond foundation level, with such details as approved implemented in full and thereafter retained and maintained.

Reason: To support the transition to a low carbon future through the use of on-site renewable and low-carbon energy technologies.

32

Prior to commencement of any onsite works of the development hereby approved, a Security Management Plan shall first be submitted to, for the prior written approval of, the Local Planning Authority. The Security Management Plan must adhere to the requirements of Secure by Design to ensure protection from crime and anti-social behaviour. Upon approval, the Security Management Plan shall be carried out as approved and thereafter maintained.

Reason: To ensure the development is secure from crime in accordance with Local Plan Policy BE1 and on Secure by Design grounds.

33

Prior to the commencement of any works above slab level hereby permitted, details of electric charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved electric charging points shall be implemented in full accordance with the approved details and maintained as such thereafter.

Reason: In accordance with Local Plan policy T2 and to support the transition to a low carbon future.

34

The offices (use class B1) hereby permitted shall not be open to customers outside the following times 08:00hrs - 18:30hrs Mondays to Saturdays and 10:00hrs - 16:00hrs on Sundays and Bank Holidays.

Reason: In the interest of neighbouring amenity.

Suggested Informatives (6)

35

Your attention is drawn to the need to contact the Council's Street Naming and Numbering Officer on 01303 853418 in order to have the new properties formally addressed.

36

Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

37

This decision is also conditional upon the terms of the Planning Agreement which has been entered into by the developer and the Local Planning Authority under Section 106 of the Town and Country Planning Act 1990. The Agreement runs with the land and not with any particular person having an interest therein.

38

Kent County Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same

importance as water or power in any development design. Please Liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband. We understand that major telecommunication providers are now offering Next Generation Access Broadband connections free of charge to the developer. For advice on how to proceed with providing access to superfast broadband please contact broadband@kent.gov.uk.

39

In relation to condition 32 above, it is advisable, where appropriate, to install one electric charging point per dwelling, or as a minimum, ensure there is infrastructure put in place to allow electric charging points to be installed at a later date.

40

In preparation of the required Security Management Plan, the Applicant must have regard to Secure by Design. Secured by Design (SBD) www.securedbydesign.com is the not for profit UK Police flagship initiative combining designing out crime and security. They list accredited products and suppliers that are independently certificated to recognised security standards. They have been responsible for consistently high reductions in crime as verified by numerous independent academic research studies.

Details of how to ensure products are certified are on the SBD website. Sold Secure is also a testing and certification house for security products. On their website: www.soldsecure.com you will find a range of products tested and approved by Sold Secure to provide you with the best in security for a variety of applications.

Kent Police, through their comments in relation to this proposal, has requested that the security for the development meets or exceed the standards of SBD and Sold Secure silver, this is to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.