

**Subject:** 23/0106 - Former Allen's Centre and Adjacent Open Space Hilton Road Willenhall  
WV12 5XB - Outline planning application for residential development.

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For the attention of Peter Gittins,

Dear Peter,

**Planning Application Number:** 23/0106

**Site:** Former Allen's Centre and Adjacent Open Space Hilton Road Willenhall WV12 5XB

**Proposal:** Outline: Residential development of up to 59 dwellings. (Near to PROW NDA151)

I have read the application and the supporting documents.

I note this is for outline permission.

I have not visited the site.

Subject of pre-application 22/ENQ/0292.

I enclose my previous observations below.

SBD Homes Guide now updated to 2023.

[HOMES GUIDE 2023 web.pdf \(securedbydesign.com\)](#)

35 houses and 24 apartments.

Page 13 of the Design and Access Statement refers to crime reduction and Secured by Design principles.

Parking to frontages. A good feature. Visible, natural surveillance, less prone to criminal activity.

Open frontages, visibility, neighbours providing some security.

Any gates to rear areas should be secured and located to the front building line.

Anyone attempting unauthorised access required to climb over in a visible area.

A Public Right of Way from Sherringham Drive to Hilton Road.

The Design and Access Statement page 13, consideration of lighting.

Reference to this previously providing a link to Hilton Road prior to the closure of the Site to the public.

However I understand the site has been closed for some time.

The path may no longer be required with changes of environment.

Virtually viewed from Sherringham Drive it is an old style narrow concealed path.

Anyone vulnerable using it particularly after dark.

In crime reduction paths and access are promoted to the front of premises.

Few well used routes where regular use by people increases safety.

An open environment where there is visibility, natural surveillance.

Creating defensible space between a path and buildings.

The majority of burglaries occur to the rear of buildings.  
Hidden from view.  
For those with rear gardens bordering open or public land.  
Consider higher fencing or lightweight trellis fence topping to increase security.  
A crime reduction feature.

I have the above further observations and recommendations, no objection.  
Adrian.

Adrian Bartlett, 59037 | Designing Out Crime Officer,  
Sandwell & Walsall | West Midlands Police





