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Local Policing Supporting Team

Your Ref: AL/20/18/OUT

Our Ref: NW/ARU/18/07A

Date: 25th May.2018

Contact Name: Neville Wren

Dear Mr Eastham

RE Land at Bridge Cottage and The Old Cottage London Road Lidsey PO22 9PH

Thank you for your correspondence of 24th May 2018, advising me of an Outline application with all matters reserved for the demolition of 2 No. dwellings & associated outbuildings & the erection of up to 27 No. dwellings, of which 30% will be affordable, with associated open space & access. This application is a Departure from the Development Plan which you seek advice from a crime prevention viewpoint.

I have had the opportunity to examine the detail within the application and given that it is 'outline' my comments will be broad with more in-depth advice being provided at reserve matters. In attempt to reduce the opportunity for crime and the fear of crime I offer the following comments from a Secured by Design (SBD) perspective.

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 direct the application or their agent to our website at www.securedbydesign.com where SBD Homes 2016 document can be found, at www.securedbydesign.com. 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.

The development in the main has outward facing dwellings which has created good active frontage with the streets and the public areas being overlooked, this design has eliminated the need for vulnerable rear garden pathways. Parking in the main has been provided with in-curtilage and garage parking and a number of on street parking bays, this should leave the street layout free and unobstructed.

I am pleased to see cycle storage is available within garden sheds and garages. Further advice regarding cycle storage in shed is available within SBD 'Homes 2016' Chapter 53.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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The public foot path leading to Lidsey Road bus stop alongside Plot 5 and 6 and adjacent to the Mission Hall plots 26-27 may make the side of the properties more vulnerable to unauthorised access from Lidsey Road.

Within the development the rear perimeter fencing of the back gardens 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. 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.

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. I would recommend that the eventual location is surrounded with railings with self-closing gates to provide a dog free environment. As a general recommendation where good visibility is needed shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage or lower branches below 2 metres which allows 1 metre field of view between them.

Lighting throughout the development should be lit to the relevant levels as defined in BS5489:2013. It is important to avoid conflict between lighting and tree canopies. (It is recognised that some authorities have a dark sky policy).

Foot paths should be straight, wide and well lit, be overlooked and avoid potential hiding places. It is important that pedestrians have a good view ahead and around them. Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime and antisocial behaviour.

Physical barriers may also have to be put in place where 'desire' lines (unsanctioned direct routes) place users in danger, such as busy road junctions or where a hidden footpath suddenly emerges on to a busy road. Where isolated footpaths are unavoidable and where space permits footpaths should be 3 metres wide to allow people to pass without infringing personal space and to accommodate passing wheelchairs, cycles and mobility vehicles

In general planting next to a footpath should begin at the outer edge of the verge, starting with low growing plants with taller shrubs and trees to the rear. Planting immediately abutting the path should generally be avoided as shrubs and trees have a tendency to grow over the path creating pinch points, places of concealment and unnecessary management.

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.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

Yours sincerely

Neville Wren
Designing Out Crime Officer
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