



Local Policing Support Team

Your Ref: AL/33/19/RES

Our Ref: NW/ARU/19/11A

Date 17th May 2019

Contact Name: Neville Wren

Dear Planning Officer

RE: Barnside, Hook Lane, Aldingbourne. PO20 3TE

Thank you for your correspondence of 15th April 2019, advising me of an 'Approval of reserved matters following the consent of AL/8/16/OUT (APP/C3810/W/16/3155330) for the erection of 14 No. dwellings with associated access, parking, landscape & open space' 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 that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found at www.securedbydesign.com (Homes 2019 document)

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 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 have no concerns regarding the landscape and open space, adjacent to the turning head and I'm pleased to see the applicant has included visitor parking bays.

In regard to the access road, from a crime prevention viewpoint, measures at the entrance to the development, such as brick piers, pillars, or other visually attractive gateway construction in conjunction with a change of colour or texture of the road surface, or rumble strips can be very effective in raising awareness

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that one is entering a semi-public area. This can have a psychological effect on visitors, raising awareness of the residential area and the residents who themselves can experience a sense of ownership and pride in their surroundings'.

Any street lighting should conform to the specifications within BS5489-1:2013. (I am aware that some areas have a 'dark sky policy' as lighting pollution can intrude upon intrinsically dark landscapes and the tranquillity of a place and can also have a negative impact on the ecology of an area).
(Further information regarding street lighting can be found within SBD Homes 2019 document Paragraphs 18.1 to 18.6)

It is desirable that vehicular and pedestrian routes are designed in a way that ensures they are visually open, direct and well used but security of the development must not be compromised by excessive permeability, for instance, allowing the criminal legitimate access to the rear or side boundaries of dwellings.

Where footways are provided they shall measure at least 2m in width.

I draw the applicant's attention to the parking area within the first part of the access road of the development and located on its southern side of the road behind plots 3 and 4.

The rear access to those plots is most likely to be used to access the occupant's vehicles. The rear fence and gate provides the first layer of defence to protecting the back garden and back doors and windows from unlawful access. When leaving the back garden, unless there is a means for residents to lock the gate behind them, it leaves the gate insecure and the house more vulnerable to unauthorised access.

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.

To prevent access to the rear gardens that back onto the perimeter hedgerows and Ecology buffer of the development, any hedgerows must be impermeable to prevent young children and pets escaping or an intruder or wild animal pushing through or finding holes to climb through or climb over. If perimeter fencing is used, it 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.

In circumstances that require a more open feature such as a garden overlooking a rear parking court or a rear garden pathway, 1.5metre high close board fencing topped with 300mm of trellis can achieve both security and surveillance requirements. This solution provides surveillance into an otherwise unobserved area and a security height of 1.8 metres.

In regard to access to garages, whether attached or detached to the dwellings, SBD Homes 2017 document, paragraphs 21.9 to 21.11 refers to the security of door sets for the pedestrian or vehicle access and the security that is required for each.

Plots 3 and 4 have no garages. I recommend that they have a secure shed in which to store bicycles paragraph 56.2 of SBD Homes 2019 provides recommendations for secure bike storage.

If the pond area is used for public open space, I would recommend there must be surveillance of the area from nearby plots 10 and 11. To ensure that the area can be viewed, any bushes and planting should be kept trimmed. (See Paragraphs 9.3 to 9.3.4 of SBD Homes 2017).

Careful selection of plant species is critical in order not to impede natural surveillance and avoid unnecessary high maintenance. Trees on appropriate route stocks can provide a more reliable means of reducing the likelihood of reducing natural surveillance.

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.

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Thank you for giving me the 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



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