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Local Policing Supporting Team

Your Ref: AL/57/18/OUT

Our Ref: NW/ARU/18/10A

Date: 1st August 2018

Contact Name: Neville Wren

Dear Mr Davis

RE: Land East of Lidsey Road, Lidsey Road Woodgate PO20 3SU

Thank you for your correspondence of 12th July 2018, advising me of an Outline application with some matters reserved (appearance only) for the erection of 30 No. dwellings consisting of 4 No. 4-bed houses, 10 No. 3-bed houses, 4 No. 3-bed apartments, 8 No. 2-bed apartments & 4 No. 1-bed apartments, communal work hub with associated car parking & landscaping. This application is a Departure from the Development Plan for which you seek advice from a crime prevention viewpoint.

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 have had the opportunity to examine the detail within the application and due to it being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

I direct my comments solely from a crime prevention viewpoint and I direct the application or their agent to our website at www.securedbydesign.com where SBD Homes 2016 document can be found. 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 all but eliminated the need for vulnerable rear garden pathways. Parking in the main has been provided with in-curtilage, garage, and a number of on street parking bays, this should leave the street layout free and unobstructed.

As the first line of defence, perimeter fencing 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.

Mr S Davis
Planning Officer
Planning Control
Arun District Council

Sussex Police Headquarters
Mailing House, Mailing, Lewes, East Sussex, BN7 2DZ

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. 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.

Minimum lighting specifications should include dusk to dawn vandal resistant switched lighting around the entrances to each building and include the external staircases to the first floor apartments.

External communal bicycle stores with individual stands or multiple storage racks for securing bicycles should be as close to the building as possible, but in any event within 50 metres of the primary entrance to the apartment blocks and located within view of an active room. The store must be lit at night using vandal resistant light fittings and energy efficient lamps. (An active room is where there is direct and visual connection between the room and the cycle storage facility, street or the car parking area. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms). Gable ended windows can assist in providing observation over an otherwise unobserved area.

Secured by Design recommend a minimum specification of Sheffield hoop style stands of galvanised steel bar construction of at least 3mm thickness or other suitable anchorage points fit for purpose and be in view of an active room or CCTV. If used after dark they should be fitted with vandal resistant dedicated energy efficient lighting.

Where bicycle storage is provided by a robust shed SBD document Homes 2016 chapter 53 give recommendations regarding the minimum requirements for shed construction.

Paragraph 54:1 of SBD 'Homes 2016' document gives further recommendations regarding bicycle stores and bin stores 'within' blocks of flats and apartments.

Lighting throughout the development will be an important consideration and where possible should conform to the recommendations within BS5489:2013. I would recommend consideration is given to fencing the Residents food garden / allotment area (as described above for garden perimeter fencing) or with the use of dense hedging, as allotments are often targeted and subject to theft antisocial behaviour and criminal damage. A similar height gate should be provided with provision for controlled access.

The 'Communal Work Hub' is a single storey building with skylights in the apex roof which may be potentially vulnerable to unauthorised access. External furniture should be robust and fixed to the ground in order to prevent theft, or reduce the possibility of it being used for climbing or as makeshift tools for breaking into the building. There must be no climbing points around the new facilities which would enable persons to climb onto the roof to gain access to the building through the roof or damage the photovoltaic panels.

If the building is used to store items of value such as computers/projectors etc. and the building will be unoccupied at night and possibly intermittently during the day I would recommend a suitably designed, fit for purpose and professionally installed intruder alarm system is fitted. Secure storage should be provided for computer servers. External services such as telephone cables and the electrical supply must be protected from access and damage by unauthorised persons.

Equipment and cleaning material stores must also have controlled access.

External access doors to the Community hub should conform to the specifications of LPS 1175 Issue 7 SR2 or STS 202 BR2 and windows to PAS 24:2016. The building should be equipped with external energy efficient, dusk to dawn switched lighting.

The service road on the east side of the development joining the north and south arms of the access roads may be subject to use as a short cut or for anti-social driving, making a complete circular circuit for vehicles. Consideration should be given to providing barriers or bollards to provide access control as required.

In the main the hedgerows along the south side of the access road to the caravan park and the hedgerow along the east side and west side of the development provide screening from noise and view

Any perimeter hedging should be dense to prevent unauthorised access to the development. Gaps in the hedgerows around the perimeter should be sealed with planting or fencing to prevent unauthorised access through them, especially from the caravan park to the east and the Industrial units to the south where unnoticed access to the area provide easy access to the development.

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 impeding natural surveillance and provide potential ongoing cost savings.

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.

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


Neville Wren
Designing Out Crime Officer

Sussex Police Headquarters
Malling House, Malling, Lewes, East Sussex, BN7 2DZ