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Local Policing Supporting Team

Your Ref A/168/18/RES

Our Ref: NW/ARU/16/17D

Date: 16th January 2019

Contact Name: Neville Wren

Dear Mr Corby

RE Merry England Nursery Dappers Lane Angmering BN16 4EN

Thank you for your correspondence of 12th December 2018 advising me of the 'Application for approval of reserved matters following outline planning permission A/142/16/OUT for the demolition of existing buildings & erection of 17 no. dwellings, refurbishment of 1 no 3bed dwelling & the provision of pedestrian footpath adjacent to Dappers Lane for which you seek advice from a crime prevention viewpoint.

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 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 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.

I have had the opportunity to examine the detail within the application and refer to our previous letter PE/ARU/16/17A dated 2nd September 2016 to which all matters remain extant.

I am pleased to see the parking bays at the front of the development on the north side, have been moved to a position away from the entrance into Dappers Lane and where there is better surveillance provided by plots 17 and 18.

A footpath in Dappers Lane leading into the junction with the development should be a minimum of 2 metres in width. 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.

Mr S Corby
Planning Officer
Planning Control
Arun District Council

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

Where there is planting in front of dwellings including trees and bushes, 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.

I note that garden fencing between the sides of each property is indicated to be 1.0mm high palisade fencing, with white painted finish. From a crime prevention viewpoint it offers a poor level of security.

I reiterate comments from our letter PE/ARU/16/17A which state, 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.

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. Such gates must be located on or as near to the front of the building line as possible.

Plots 17 and 18 and plot 1 have side fencing indicated as 1.8m high timber close boarded fencing providing security, but the fence lines for their rear gardens which face Dappers Lane have 3 bar post and rail fencing 1.2m high. This style of fencing offers a demarcation line, but does not provide a barrier to unauthorised access. To provide privacy and a more secure perimeter I would recommend 1.8m high timber close boarded fencing. This will also prevent unauthorised access or intrusion by animals, and prevent occupier's children or animals escaping on to the road. A three bar post and rail fence provides easy access through or by climbing over it. Defensive planting of a hedgerow in front of the post and rail fence may assist its security slightly, but will still, potentially allow a person to gain access through it via holes between bushes, and stock fencing may still provide a climbing aid.

I note there is no external cycle storage and that cycles will be stored in attached garages.

However, for plots 2, 3 and 4, plots 17 and 18 I direct the applicant to SBD (Homes 2016) document, paragraph 53 which gives recommendations for secure storage of bicycles and details for the minimum requirements for shed construction.

All door sets allowing direct entry into the home, eg.- front and rear doors, interconnecting garage door sets (see para 21.2) French doors , bi-fold or sliding patio doors sets , dedicated private flat or apartment entrance door sets, easily accessible balcony door sets (note 21.1a) etc shall be certified to one of the following standards PAS24:2016 (Note 21.1b applies) STS201 Issue 4:2012 (Note 21:1c) or LPS1175 Issue7.2 SR2 (note 21.1d) or STS202 Issue 3 BR2 (note 21.1d)

Lighting is required to illuminate each dwelling elevation containing an external door set, car parking & garage areas including footpaths leading to dwellings (including blocks of flats) where the public, visitors or occupants of the building are expected to use.

I would recommend dusk to dawn energy efficient LED switched lighting. (Research has shown that a constant level, of illumination is more effective at controlling the night environment).

(SBD Homes 2016 Chapters 18 and 25: Chapter 30 and Chapter 56 refers to street and dwelling lighting specifications).

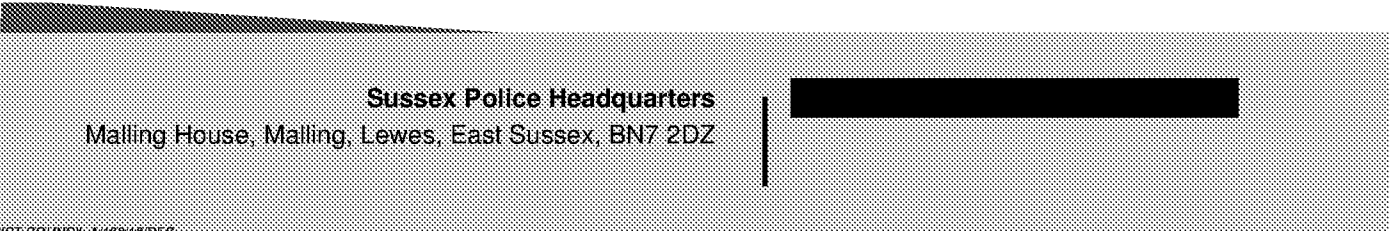
Road lighting throughout the development will be an important consideration and should conform to the recommendations within BS5489:2013. (I am aware that some areas have a 'dark sky policy' as lighting pollution can intrude upon intrinsically dark landscapes and the tranquillity of a place and can also have a negative impact on the ecology of an area).

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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Designing Out Crime Officer
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