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Local Policing Branch

Your Ref: A/219/17/PL

Our Ref: NW/ARU/18/02A

Date: 20th February.2018

Contact Name: Neville Wren

Dear Mrs Gardner

RE. Land East of Windy Ridge Mayflower Way Angmering BN16 4AY

Thank you for your correspondence of 22nd January 2018, advising me of a planning application for 12No.Social dwellings for Angmering Community Land Trust, including two communal bike stores, a pedestrian mews and orchard. Departure from the Development Plan, 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.

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 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. 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 was pleased to note that the Design and Access statement submitted in support of this application gave mention to some measures to be incorporated into the design and layout.

Mayflower Way is used by the public to access neglected fields, public playing fields a skate park and also access to roughly made BMX tracks in the fields. There have been isolated incidents of antisocial behaviour.

I have concerns regarding the type of open sided cycle storage in Mayflower Mews especially the store closest to Mayflower Way .They may be subject to crime from individuals using Mayflower Way to reach the above location where the BMX bike tracks are located, especially late evenings.

Mrs A Gardner
Planning Officer
Planning Control
Arun District Council

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Due to the layout of the proposed dwellings, there is a reduced view of the northern cycle store in particular from the nearest houses, with only units 11 and 12 getting a clear view of the store other than that seen from the road in Mayflower Way.

I would recommend that the cycle stores have solid enclosed walls and a lockable doors for the use by residents. PIR lighting should be installed internally and that the front door should be lockable. A mechanical push button type of lock would be acceptable or a Sold Secure Silver hasp, staple & padlock. If the suggested cycle store has double doors, a door closer should be fitted along with spring loaded automatic shoot bolts to the unlocked door to ensure it closes first.

I direct the applicant to SecuredbyDesign (Homes 2016) Part 3 Paragraph 53 in relation to the secure storage of cycles.

Where communal parking occurs it is important that they must be within view of an active room within the property. An active room is where there is direct and visual connection between the room and the 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.

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.

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.

In relation to the orchard area between the dwellings and the road, planting should not impede the opportunity for natural surveillance and must avoid the creation of hiding places. As a general rule where good visibility is required, trees should have branches no lower than 2 metres above the ground and shrubs should be no higher than one metre, leaving a clear field of vision between the two.

External Lighting around the development should meet BS5489:2013

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
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