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## Local Policing Supporting Team

Your Ref A/28/19/PL

Our Ref: NW/ARU/17/14E

Date: 3<sup>rd</sup> April 2019

Contact Name: Neville Wren

Dear Mr Wood

### **RE Quiet Waters Roundstone Lane Angmering BN16 4AX**

Thank you for your correspondence of 8th March 2019 regarding the 'Variation of condition 1 imposed under A/81/18/RES relating to approved plans for site layout plan, apartment block floor plans, elevations & roof plans & materials layout' 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 applicant or their agent to our website at [www.securedbydesign.com](http://www.securedbydesign.com) where (SBD Homes 2016) document can be found and also the recently published (Homes 2019) document. 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 viewed the agent's letter regarding proposed changes under Condition 1 of A/81/18/RES in regard to the implications for crime prevention and make the following comments.

I am pleased to see improvements which will benefit the residents of the development and refer to our previous letters PE/ARU/17/14B dated 22<sup>nd</sup> August 2017 regarding application A/132/17/OUT, NW/ARU/17/14/C dated 5<sup>th</sup> July 2018 regarding application A/81/18/RES and NW/ARU/17/14/D dated 29<sup>th</sup> October 2018 regarding application A/81/18/RES to which all matters remain extant.

I would draw the applicants attention to my previous comments regarding the need for rear garden gate locks to be lockable from both sides. Gate locks that can be key locked from both sides would encourage residents to also lock the gate after leaving the back garden which they would be otherwise unable to do. This would then help deter potential offenders from reaching the rear house windows by providing an increased layer of security for each property. This would benefit plots 2,3,4,5 and 19 to 22 in particular as they all back on to rear parking areas.

Mr Wood  
Planning Officer  
Planning Control  
Arun District Council

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Secured by Design Homes 2016 recommends in regard to additional general hedge planting, if next to a footpath they 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.

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 7 bollard lights are intended to be positioned at various points throughout the site for 'discreet' lighting.

Secured by Design 'Homes 2016' document recommends all street lighting should meet specifications within BS 5489:2013. It also comments that bollard lighting is not compliant with BS5489:2013 because it does not project sufficient light at the right height and distorts the available light due to the up lighting effect; making it difficult to recognize facial features and as a result causes an increase in fear of crime. Consideration should also be given to the location of trees and the effects of various seasons have to the lighting, as during the summer months foliage can seriously reduce the effects of the lighting.

Lastly, I am pleased to see addition of a key pad lock fitted to the apartment building garden gate as it will improve the security for the residents and deter unauthorised access.

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



**Neville Wren**  
**Designing Out Crime Officer**  
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