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## Local Policing Branch

Your Ref: A/38/18/RES

Our Ref: NW/ARU/14/10B

Date: 18<sup>th</sup> April 2018

Contact Name: Neville Wren

Dear Mr Eastham

**RE :-Manor Nursery High Street Angmering BN16 4AW**

Thank you for your correspondence of 6<sup>th</sup> April 2018, advising me of an Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32No.dwellings with associated access, public open space & landscaping 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 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.

In the main I have no concerns over the amended design of the development.

I refer to your previous application A/51/14/OUT and our letter PE/ARU/14/10A dated 3<sup>rd</sup> June 2014 to which all matters remain extant.

I note there are no areas of play within this application.

Plot 7 has a block of garages and two parking places on its eastern gable end which are vulnerable to crime from the public footpath entrance. In order to provide a casual overview of that area I would recommend a first floor gable ended window to the eastern elevation to view the turning head and public footpath entrance into the development.

This would be further enhanced by the same measure in the eastern gable ended wall of plot 6 on the opposite side of the road, as there is an ungated section of dwelling footpath leading to the back of the two properties No 5 and 6.

Plots 1 to 2 situated in the same block also have a rear footpath leading behind their gardens.

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Mr Eastham  
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From a crime prevention viewpoint an alternative would be to provide controlled access gates at each end of the block of dwellings 1 to 6 located at the front, to completely prevent access to the back of each property by fitting two way locks and provide shared keys as appropriate for each end.

Although speeds will be low; on the west side of the development the building and the perimeter front wall of plot 13 may reduce visibility from the driveway, of north bound vehicles leaving the development, due to the curvature of the bend. The front wall or hedgerow should not exceed 1 metre in height to maintain a view across the bend.

I am pleased to see there is provision for the storage of bicycles in garages or garden sheds. Secured by Design (Homes 2016) document which can be found at [www.securedbydesign.com](http://www.securedbydesign.com) Chapter 53 gives recommendations for secure bicycle storage sheds.

Lighting throughout the development will be an important consideration and should conform to the recommendations within BS5489:2013. I would recommend the footpath through the public open space at the south west corner of the development should be illuminated.

I 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.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

Yours sincerely

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