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Local Policing Supporting Team

Your Ref: A/38/18/RES

Our Ref: NW/ARU/14/10C

Date: 16th October.2018

Contact Name: Neville Wren

Dear Mr Eastham

RE:- Manor Nursery Site High Street Angmering

Thank you for your correspondence of 1st October 2018, advising me of a revised layout plan for reserved matters application A/38/18/RES, 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 have had the opportunity to examine the detail within the application and make the following comments regarding the changes indicated on ECE Architecture's drawing no 100 revision 7, dated 01.03.18.

I direct my comments solely from a crime prevention viewpoint, and overall have no major concern regarding the amendments.

In regard to the wider path at the south west corner of the plot I would recommend controlled access with bollards to deter vehicle access other than by emergency vehicles.

I refer to chapter 45 of Secured-by-Design Commercial Developments 2015 document found at www.securedbydesign.com which gives recommendations for security bollards.

In relation to dwellings 1 to 6, I am pleased note bays have been added at either end of the terrace to aid passive surveillance. However they do not provide a physical obstruction to the rear pathways and would still allow unauthorised access to the back fences and gates during the hours of darkness when occupants of the properties are asleep.

In addition I still have concerns regarding those rear garden pathways at each end of the terrace that lead to dwellings 1, 2 and 3 from the west side and dwellings 4,5 and 6 from the east side. Within the rear gardens of dwellings 1 and 2, and 5 and 6, the positioning and height of the garden sheds against the back fence also reduces observation of the back paths from the dwellings, and would recommend the sheds are repositioned in the garden.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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

From a crime prevention viewpoint ,in circumstances that require a more open feature such as a garden overlooking 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.

The outer perimeter fence of the back garden path should be 1.8 metres in height.

Gravel pathways may assist in detecting persons using the above paths.

I am pleased to see that the garages to house No's 13 have been set further back to assist with visibility on the corner of the entrance road.

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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