



Local Policing Support Team

Your Ref: AL/46/19/PL

Our Ref: NW/ARU/19/12A

Date

28th May2019

Contact Name: Neville Wren

Dear Planning Officer,

RE: Land North of Mayflower Way, Angmering, BN16 4AY

Thank you for your correspondence of 23rd April 2019, advising me of an 'Erection of 24 No. dwellings with garaging & open resident & visitor parking with new access from Mayflower Way. Provision of hard & soft landscaping & open space, foul & surface water drainage systems & other associated works.' at the above location, 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 from a Secured by Design (SBD) perspective. SBD is owned by the UK Police service and supported by the Home Office that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found at www.securedbydesign.com (Homes 2019 document)

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 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.

Although it requires travelling through the length of the development to reach plots 11/1 to 17/1, (which provides a degree of security), they are not overlooked as there are no properties opposite and all face north to the open space. This has the potential of exposing the properties to a higher level of vulnerability as there are no properties on the opposite side of the road to view into the side footpaths leading to their rear gardens. This would allow a potential intruder to walk along the side path to the gates located at the rear building line and be out of sight to climb over the gates.

Mrs A Gardner
Planning Officer
Planning Control
Arun District Council

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

Telephone: 01273 404535 ext 540137

It is desirable that vehicular and pedestrian routes are designed in a way that ensures they are visually open, direct and well used but security of the development must not be compromised by excessive permeability, for instance, allowing the criminal legitimate access to the rear or side boundaries of dwellings.

Gable ended windows can assist in providing observation over an otherwise unobserved side path.

Paragraph 21.9 to 21.11 of SBD Homes 2019 provides recommendations and specifications for garage door sets, whether attached or detached to the dwellings, both vehicular and pedestrian garden door including any interconnecting door to the dwelling.

Paragraph's 56.1 to 56.57.3 of SBD Homes 2019 provides recommendations for secure bike storage,

I'm pleased to see the applicant has included visitor parking bays within the road.

Any street lighting within the road should conform to the specifications within BS5489-1:2013. (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). (Further information regarding street lighting can be found within SBD Homes 2019 document Paragraphs 18.1 to 18.6)

The development in the main has outward facing dwellings with back to back gardens which has created good active frontage with the streets and the public areas being overlooked, this design has all but eliminated the need for vulnerable rear garden pathways. Parking in the main has been provided with in-curtilage & garage parking and a number of on street parking bays, this should leave the street layout free and unobstructed.

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.

Secured by Design Homes 2019 paragraph 21.3 recommends all door sets allowing direct entry into the home, eg.- front and rear doors, interconnecting garage door sets (see para 21.3) 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 7:2015 (Note 21:1c) or LPS1175 Issue7.2 SR2:2014 SR2+ (note 21.1d) or LPS 1175 Issue 8 :2018 B3 SR2+ or STS202 Issue 6: BR2 (note 21.1d) or LPS 2018 Issue 1.1:2016 SRB (Note 21.1e).

All easily accessible windows shall be certified to one of the following standards found within paragraph 22.1 through to 22.16 of SBD Homes 2019.

Sussex Police Headquarters
Malling House, Malling, Lewes, East Sussex,
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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. Trees may restrict the performance of street lighting or cause damage by collision with branches and should not be located within 5 metres of a light source. Account must be taken of the effects of seasonal variations.

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.

Where footways are provided they shall measure at least 2m in width..

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
Sussex Police Headquarters

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

Telephone: 01273 404535 ext 540137