

[REDACTED]

From: [REDACTED]
Sent: 05 July 2018 14:57
To: Planning.Responses
Subject: A/81/18/RES Quiet Waters Roundstone Lane Angmering BN16 4AX

Dear Mr Eastham

Please find my recommendations regarding the above planning application attached.

Regards

Neville Wren | Designing Out Crime Officer
Sussex Police Headquarters | Amberley Block
Church Lane | Lewes | East Sussex | BN7 2DZ
[REDACTED]

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Local Policing Supporting Team

Your Ref: A/81/18/RES

Our Ref: NW/ARU/17/14C

Date: 5th July 2018

Contact Name: Neville Wren

Mobile No:

Dear Mr Eastham

RE Quiet Waters Roundstone Lane Angmering BN16 4AX

Thank you for your correspondence of 15th June 2018, advising me of an Approval of reserved matters following outline consent A/132/17/OUT for appearance, landscaping, layout & scale for demolition of existing dwelling & the erection of 30 No. dwellings. This application is a Departure from the Development Plan and 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.

I direct my comments solely from a crime prevention viewpoint and 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 refer to recommendations within our previous letter PE/ARU/17/14A dated 13th April 2017 to which all matters remain extant, except the number of dwellings has been reduced by two.

I would recommend that where circumstances allow, gates to the rear gardens of each property should be located at the front building line, as this provides better casual observation and acts as a deterrent for attempts to gain unauthorised access to the rear of the building. I would also recommend that the gates have controlled access and can be locked from both sides as this is more convenient and encourages relocking after use, helping prevent unauthorised access to the back of the property. Gates should be the same height as the adjoining fence.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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

SBD 'Homes 2016' document Chapter 21 recommends that all door sets allowing direct access into the home, such as front and rear doors, French doors and bi-folding doors or sliding patio door, dedicated private flat doors shall be certified to 'PAS24:2016' or 'LPS 1175 issue 7 SR2'.or STS 201 Issue 4 or STS 202 Issue 3 BR 2 Any glazed side panels either side of the doors to conform to BS356A.

Chapter 27 gives further recommendations regarding communal and shared entrance door sets.

Doors to individual flats should conforming to PAS 24:2016, be fitted with a minimum of two hinge bolts or with similar integral facility to ensure protection in the event of a hinge failure following a criminal attack.

Flat doors should also be fitted with a door safety chain and door viewer to enable residents to see visitors before opening the door.

All easily accessible windows shall be certified to one of the following standards PAS 24:2016, STS204 Issue 4:2012 LPS1175Issue 7.2 SR2 or STS202. (Easily accessible is defined by SBD as; easily accessible door sets or windows are those that can be accessed via a flat roof, balcony or other similar structure e.g. external supporting or decorative detail. Also means that access can be gained by two persons (one climbing, one assisting) without the use of a climbing aid, such as a ladder).

I would recommend that any vulnerable ground floor windows to the flats are fitted with window restrictors which can be easily released from the inside by the residents.

I also recommend the postal arrangements for the flats are through the wall, external or lobby mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the flats' front doors. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

Ground floor doors giving access to properties should be illuminated with vandal resistant dusk to dawn lighting switched using a photo electric cell with a manual override or a Central Management System.

For the blocks of flats within the application, minimum lighting specifications should include dusk to dawn switched lighting around the external entrances,internal foyers and hallways. Stair wells and stair cases should also be fitted with either dusk to dawn lighting or movement activated switched lighting.

I am pleased to see the transparent polycarbonate walls of the communal cycle storage unit that allows good casual observation of bicycles stored within them. External cycle storage should be located as close to the occupied buildings as possible and within 50 metres of a primary entrance door and be in view of an active room or CCTV if possible.

External communal cycle storage must firmly fitted to the ground, be certified to LPS 1175 SR1 or Sold Secure Bronze Silver or Gold depending on their location. They must be fit for purpose and capable of having cycles individually secured to them and facilitate the locking of both wheels and the cross bar. SBD recommend Sheffield hoop style stands of galvanised steel bar construction of at least 3mm thickness.

If used after dark they should be fitted with vandal resistant dedicated energy efficient lighting.

Where bicycle storage is provided by a robust shed, SBD document Homes 2016 chapter 53 give recommendations regarding the minimum requirements for shed construction.

Hedgerows located around on street parking bays should be no higher than one metre to allow a good oversight of vehicles parked in the bays.

Footpaths that are to include lighting should be lit to the relevant levels as defined in BS5489:2013. It is important to avoid conflict between lighting and tree canopies. (It is recognised that some authorities have a dark sky policy).

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
Sussex Police Headquarters

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