



Sussex Police
Serving Sussex

www.sussex.police.uk

Local Policing Supporting Team

Your Ref: A/81/18/RES

Our Ref: NW/ARU/17/14D

Date: 29th October.2018

Contact Name: Neville Wren

Dear Mr Eastham

RE:- Quiet Waters Roundstone Lane Angmering

Thank you for your correspondence of 24th October 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 application 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 refer to my previous letter NW/ARU/17/14C sent 05/07/2018 to which all matters remain extant.

I note the amendment to application A/132/17/OUT plans, including the apartment block being moved to the back of the development and an additional property to the front layout. I make the following additional comments.

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 Police service and supported by the home office that recommends a minimum standard of security using proven, tested and accredited products. Details can be found on www.securedbydesign.com 'Homes 2016' document.

From a crime prevention perspective I have concerns relating to the fencing of properties within the development and also regarding the apartment block of 8 dwellings at the rear.

I cannot ascertain sufficient detail from 'Southmill's' plan (1006 Ang101 Rev 0 dated 25.09.18) to comment fully. I have also referred to Southmill's plan (1006 Ang 102 Rev E, also dated 25.09.18), but they both vary in their detail or lack of it.

I would recommend that 1.8m high close boarded wooden fencing installed to the rear north side fence of plot 14 along its entire length to protect the garden from the amenity area of the apartment block.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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

The south side fence of plot 12 would benefit from 1.8 metre high wooden close boarded fencing along its whole length as it offers a better degree of protection to the garden and to that of 13 and 14 as well.

The south side fence of Plot 11 running west to east would also benefit from the same type and height of perimeter fencing.

Again at plot 5, the plans do not indicate any detail of fencing around the back garden. I would recommend 1.8 metre high close boarded wooden fencing across its southern side and along the back of all plots 1 to 5 and plots 19 to 22.

Lastly, for the east side rear garden of plot 15 and the west side of plot 18's rear garden, I would recommend 1.8m high wooden close boarded fencing. Likewise for the side & rear gardens of plots 6,7,8,9,10,11. Any hedgerows must be dense to prevent unauthorised access through holes between bushes and to prevent young children finding their way out or unwanted animals entering the gardens.

Plots 2,3,4 and 5 would benefit from lockable gates as their rear gardens back on to the parking areas. Occupants are most likely to use the rear gates to access their vehicles. They would benefit from 1.8 metre high wooden close boarded gates to match the fencing. Gate locks that can be key locked from both sides would encourage residents to also lock the gate after leaving the back garden, which would then help deter potential offenders from reaching the rear house windows by providing an increased layer of security for each property.

This situation also would benefit plots 19 to 22.

I have a concern regarding the gated access path to the back gardens of plots 6&7 and 8,9,10,11.

The proposed 1.8m high wooden close boarded fencing on both sides will enclose the pathway and provide a secluded route obscured from view for unauthorised access to the back gardens.

There are various options to reduce the likely hood of unauthorised access to any of those properties by a combination of the below.

I would again recommend 1.5m high wooden close boarded fencing topped with 300mm of wooden trellis on one side or both sides of the path, which will provide a better view of it by residents but still provide some privacy from overlooking each other's gardens.

The entrance gate to the communal path should be either provided with a 'keyed alike' gate lock or each of the back gardens provided with back gates that can be locked or bolted.

In relation to communal parking areas, I recommend a knee high post and rail fence that would provide protection for the vehicle parked in the northern corner of the parking bay, behind plot 8. As it is vulnerable to vehicles turning in and out.

I am pleased to see a low hedgerow is situated between the parking area outside the apartment block and the 'Area of Play' to reduce any likely hood of reversing vehicles coming into contact with children around the seating area.

I note the larger apartment block consist of 8 dwellings. Access to the 3 ground floor apartments is via their own individual front doors at ground level facing the parking bays and road. Access to 1 apartment at 1st floor level is via its own staircase accessed at the rear of the building. Access to a further 2 first floor apartments is via a separate staircase at the rear of the building which also leads to 2 further flats at second floor level.

I have concerns that the rear access doors to the stairwells of the first and second floor apartments are located at the back of the building and not overlooked at all by other dwellings. To gain access to the ground floor doorways of the stairwells requires all occupants to follow the side path to the rear of the building.

The doors to the stairwells at the back of the property are out of view. The rear access doors to the southern stairwell will see a higher level of activity by residents than those doors at the front of the property.

Although there is a pathway and parking bays to the west front side of the apartment; block walls , fences and hedges will need to be kept low (maximum height of 1 metre) (SBD Chapter 10:1).

SBD (Homes 2016 Paragraph 13:2) recommends that footpaths are not placed at the back of properties. If essential to give rear access they must be gated.

SBD (Homes 2016 Chapter 10.3) recommends access to the side of dwellings that provide access to rear gardens must be robustly constructed to be the same height as the fence(minimum 1.8m) and be capable of being locked from both sides of the gate . Located on or as near to the front of the building line as possible. Chapter 8:2 also refers to not allowing the criminal legitimate access to the rear or side boundaries of dwellings.

In relation to the apartment block (I), I refer to the Planning Policy Framework statement at the beginning of this letter and also Safer Places – The Planning System and Crime Prevention.

These are:-

Access and movement - places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.

Structure - places that are structured so that different uses do not cause conflict.

Surveillance - places where all publicly accessible spaces are overlooked.

Ownership - places that promote a sense of ownership, respect, territorial responsibility and community.

Physical protection - places that include necessary, well designed security features.

Activity - places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

Management and maintenance - places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

I refer the applicant to Chapter 27 of Secured by Design (Homes 2016) document found at www.SecuredbyDesign.com which gives advice regarding communal and shared entrance door sets and visitor door entry systems.

Chapter 27.6 of SBD 2016 Homes Document states 'Visitor door entry systems or access control is not normally required for communal developments with four dwellings or less unless there is a dwelling with a floor level higher than 4.5m or the accommodation is intended for use by the elderly or persons with disabilities.

Chapter 27:7 of SBD homes 2016 recommends that smaller developments containing up to 25 dwellings or bedrooms shall have a visitor door entry system. The technology by which the visitor door entry system operates is a matter of consumer choice, however it should provide the following attributes:

Access to the building via the use of a restricted electronic key fob, card or key.

Remote release of the primary entrance door set from the dwelling or bedroom.

Audio and visual communication between the occupant and visitor.

Trades persons release mechanisms are not permitted as they have been proven to be the cause of anti-social behaviour and unlawful access.

Installed electronic release hardware must form part of the certified door set range. Developers and installers of door entry and access control systems should be aware that UL293 provides reassurance that a system has been assessed against a prescribed security test regime.

SBD recommends the use of colour monitors over black and white as it assists in definition, identification and identification of clothing.

I 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.

SBD recommend lighting is required to each dwelling elevation that contains a door set. (Homes 2016 Chapter 39:1.

Chapter 39:2 refers to communal areas within flats and apartment blocks I would recommend vandal resistant low energy external lighting should be fitted where appropriate.

External street, footpath and car park lighting for the development should conform to BS5489:2013.

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. Hasps and hinges should be fitted with one way screws or coach bolts to prevent their removal.

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