



Local Policing Support Team

Your Ref: BE/103/19/RES

Our Ref: NW/ARU/16/10G

Date 29th October 2019

Contact Name: Neville Wren

Dear Mr Cole

RE: Land west of New Barn Lane, Bersted, PO21 5DN

Thank you for your correspondence of 1st October 2019, advising me of a planning application for the 'Approval of reserved matters following the grant of BE/77/16/OUT and BE/40/18/PL for 50 No. residential units with associated roads, drainage & other related infrastructure' 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 on www.securedbydesign.com within (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 and site specific requirements should be considered.

I refer to our previous letter PE/ARU/16/10A dated 10th June 2016 re planning application BE/77/16/OUT to which most matters remain extant, excluding areas of play. I include relevant comments from that letter below.

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

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eliminated the need for vulnerable rear garden pathways. Parking in the main has been provided with in-curtilage, garage 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.

The visitor parking bay to the south east of plot 26 may be difficult to view due to the perimeter fencing of that plot obstructing the visibility of it, unless the dwelling has a gable ended window. There are no residential dwellings opposite to provide surveillance.

The 6 visitor parking spaces located together on the north corner of the development may attract abandoned vehicles or long term parking.

It is important that the boundary between public space and private areas are clearly indicated. It is desirable for dwelling frontages to be open to view, so walls fences and hedges will need to be kept low or alternatively feature a combination (max height 1m) of wall, railings or timber picket fence.

I am pleased to see that the block of flats (plots 32m to 37) have a fenced communal area which is gated at either end to provide a secure communal area. . Secured by Design (Homes 2019) document recommend that gates should be robustly constructed, be the same height as the fence (a minimum height of 1.8m) and be capable of being locked (with the lock operable by key from both sides).(SBD HOMES 2019 Para 10.4 refers). To provide access for plot 33 mainly and for access for other residents a coded lock on each gate may be a better alternative.

If the double doors of the bin store pointed outwards from the northern end of the building, there would be no communal garden access requirement beyond the garden gate for refuse collection.

Cycle Storage

The secure cycle storage facility has two outward opening double louvered doors. I recommend that it has PIR lighting installed internally and that the front doors are lockable. A mechanical push button type of lock would be acceptable or a Sold Secure Silver hasp, staple & padlock. Given that the proposed cycle store has double doors, a door closer should be fitted along with spring loaded automatic shoot bolts to the unlocked door to ensure it closes first. Sheffield hoop style stands are to be of galvanised steel bar construction of at least 3mm thickness. Door locking mechanism may need internal protection to prevent unauthorised access through any gaps in the louvres of the each door leaf. (SBD Homes 2019 Chapter 56 and 57) provides recommendations in regard to robust cycle shed storage and also requirements for internal cycle storage and bin storage facilities as located at the north end of plots 32 to 37. The bin store must be fitted with movement activated lighting, and any locking device built into the door must have an internal release to prevent accidental locking in.

Door sets

In regard to dwelling security (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, French doors bi-fold or sliding patio doors sets , dedicated private flat or apartment entrance door sets, easily accessible balcony door sets (note 21.3 a) etc. shall be certified to one of the following standards PAS24:2016 (Note 21.3b applies) STS201 Issue 7:2015 (Note 21.3c) or LPS1175 Issue7.2:2014 SR2 +(note 21.3d) or LPS 1175 Issue8:2018 SRA3+ or STS202 Issue 6:2015 BR2 (note 21.3d) or LPS 2018 Issue 1.1:2016 SRB (Notes 21.3d and 21.3e).

Paragraph 21.19 to 21.21 of SBD Homes 2019 refer to (glazing within PAS24:2016 or STS201 Issue 4:2012 certified door sets), including glazed side panels/side lights adjacent to door sets installed within an integral door frame and windows adjacent to door sets (within 400mm) must incorporate one pane of laminated glass meeting, or exceeding the requirements of BS EN 356:2016 class P1A (Note21.9). NB This is a specific

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requirement within PAS24:2016, which is referenced within the UK Building Regulations (see paragraph 1.1) and (Note 21.19)

Windows and Glazing

(Chapters 22.12 to 22.15 of SBD Homes 2019) refers to specifications for laminated glass meeting the requirements of BS EN356:2000 class P1A which is required in the following areas. Any (window) located within 400mm of a door set (to ensure integrity of the locking system). Easily accessible emergency egress windows with non-lockable hardware (a requirement of PAS24:2016) and easily accessible roof lights with non-lockable hardware.

I recommend all windows are capable of being locked and ground floor and easily accessible windows fitted with window restrictors to allow the windows to be opened from the internal side, but deter easy access through them from the outside.

(SBD Homes 2019 Paragraphs 21.5 to 21.8) refers to glazing in adjacent door sets, including fire rated door sets.

(Chapter 22 of SBD Homes 2019) provides recommendations in regard to (windows).

Para 22.1 states window frames must be securely fixed to the fabric of the building in accordance with manufacturer's instructions. Para 22.2 states all easily accessible windows (including easily accessible roof lights and roof windows shall be certified to one of the following standards

(PAS 24:2016 (note 22.2.B) or (STS204 Issue 6:2016 (Note 22.2c) or (LPS1175 Issue 7.2:2014 SR1) (Note 22.2d) or (LPS1175 Issue 8:2018 SR1/A1) or (STS202 Issue 7:2016 BR1) or (LPS2081 Issue 1.1:2016 SR A).

Note 22.2a. 'Easily Accessible' is defined within Approved Document Q Appendix A as

(A window or door set, any part of which is within 2 metres vertically of an accessible level surface such as a ground floor or basement level, or an access balcony), or (A window within 2 metres vertically of a flat roof or sloping roof (with pitch of less than 30 degrees) that is within 3.5 metres of ground level.

Postal Arrangements for Apartment Block

Where there are increased crime problems such as lock manipulation and fishing through the letter box SBD recommends where possible mail delivery via an external letter box meeting the requirements of Door and Hardware Federation standard, Technical Standard (TS009) or delivery through the wall into a secure area of the dwelling.

Where a letter plate aperture is required to be fitted within a door set, it must form part of the certificated door set range.

Building Lighting

Lighting is required to illuminate each dwelling elevation containing an external door set, car parking & garage areas including footpaths leading to dwellings (including blocks of flats) where the public, visitors or occupants of the building are expected to use.

For the apartment block I would recommend dusk to dawn energy efficient LED switched lighting. (Research has shown that a constant level, of illumination is more effective at controlling the night environment). (SBD Homes 2019 paragraph's (18) and (25.1 to 25.4) paragraphs (33.1 and 33.2) and paragraphs 59.1 to 59.5 refer to dwelling and street lighting specifications).

Street Lighting

All street lighting should meet specifications within BS 5489-1:2013. Bollard lighting is not compliant with BS5489:2013 because it does not project sufficient light at the right height and distorts the available light due to the up lighting effect; making it difficult to recognize facial features and as a result causes an increase in fear of crime. Bollard lighting is purely for wayfinding.

I would recommend there is lighting in the parking area containing parking bays 24-1 to 41-1.

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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.

Trees and Planting

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.

To fill the gap within the established tree line on the north east side of the apartment block, to prevent overlooking and for the amenity and privacy of residents in plots 32 to 37 plus for previously established dwellings opposite on the north east side of the development I would recommend the addition of further trees.

Footpaths

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

It is important that pedestrians have a good view ahead and around them. Foot paths should be straight, wide and well lit, be overlooked and avoid potential hiding places.

Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime and antisocial behaviour.

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



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