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Local Policing Supporting Team

Your Ref BE/27/19/PL

Our Ref: NW/ARU/19/07A

Date: 4th April 2019

Contact Name: Neville Wren

Dear Mr Davis,

RE Site 6 Chichester Road North Bersted

Thank you for your correspondence of 4th March 2019 regarding 'Erection of 15 dwellings (6x2bed, 9x3bed) with associated parking and landscaping, 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 direct my comments solely from a crime prevention viewpoint and I direct the applicant or their agent to our website at www.securedbydesign.com where SBD Homes 2016 and the recently published SBD Homes 2019 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.

The application is part of a much larger development and I am unable to ascertain whether any dwellings within this application are part of a Secured by Design development.

The Planning statement is very difficult to read, and lacks any floor plans for the layout of any of the individual dwellings, which prevents me from providing more detailed comments, and so my recommendations will be general.

The development of 15 dwellings in the main has outward facing buildings with back to back gardens to other parts of the development 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 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

Mr S Davis
Planning Officer
Planning Control
Arun District Council

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

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.

I am concerned regarding the back garden path that extends from outside the development along the back of plots 615, 616, 617 and 618 as it provides access within a potentially secluded area of view to the back gardens and must also have controlled access to the entrance gate with key locking from either side (keyed alike for the use of residents within those properties or a coded key pad lock).

Where plots have gardens that back onto 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 will encourage residents to also lock the gate after leaving property and the back garden unattended , which would then help deter potential offenders from reaching the vulnerable rear windows of the house by providing an increased layer of security for each property.

It is important that the boundary between public space and private areas is 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.

Lighting throughout the development will be an important consideration and should conform to the recommendations within BS5489:2013. The parking area behind plots 625 to 636a should be illuminated at night which will aid casual observation by residents that border the parking area.

Secured by Design 'Homes 2019' Paragraphs18 to 18.6 document recommends all street lighting should meet specifications within BS 5489:2013. It also comments that 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.

Careful positioning and selection of tree and plant species is critical in order not to impede natural surveillance and avoid unnecessary high maintenance. Tree foliage can obstruct the street lighting and create pools of darkness if incorrectly placed, especially during the summer months.

In general any planting next to a footpath should begin at the outer edge of the verge, starting with low growing plants with taller shrubs and trees to the rear. Planting immediately abutting the path should generally be avoided as shrubs and trees have a tendency to grow over the path creating pinch points, places of concealment and unnecessary management.

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.

For the dwellings themselves, '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).

SBD Homes 2019 paragraph 27.7 recommends that where there are communal entrance door sets in blocks serving 4 dwellings or less, over no more than two floors, they are not required to be connected to a visitor door entry system and access control system, and can be controlled by non – electronic keys only i.e. requiring residents to meet and greet visitors at the communal door. Door sets shall comply with the physical security requirements of paragraph 21.1 to 21.7 and 21.19 to 21.22.

Any glazing within PAS 2016 or STS201 Issue 4:2012 certificated doors, including glazed panels / side lights adjacent to doors installed with an integrated 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 356:2000 class P1A. See SBD Homes 2019, (note 21.19) which states this is a specific requirement within PAS24:2016, which is referenced within the UK Building Regulations (See para 1.1) to install laminated glazing on the inner or outer face of a doubled glazed unit and refers to best options with laminated glass and other factors.

Note 21.19 states there are no specific requirement to install laminated glazing on the inner or outer face of double glazed unit. However specifiers may wish to take into consideration the fact that toughened glass is usually more resistant to accidental damage by blunt objects such as a football and therefore may be best placed on the external face of the double glazed unit. It is recognised there may also be other factors such as thermal efficiency.

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. 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 Chapters 18 and 25: Chapter 33 and Chapter 59 refers to street and dwelling lighting specifications).

I recommend that where secure bicycle storage is required by providing a robust shed, SBD document Homes 2019 chapter 56.1to 57.3:1 give recommendations regarding the minimum requirements for shed construction and also gives recommendations for external communal bike storage.

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