



Local Policing Support Team

Your Ref: BN/11/22/OUT

Our Ref: LM/ARU/22/10A

Date 16th February 2022

Contact Name: Lee Melbourne [REDACTED]

Dear Ms Potts,

RE: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

Thank you for your correspondence of the 16th of February 2022, advising me of an outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area, and affects a Public Right of Way. This application is the subject of an Environmental Statement at the above location, 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 – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

With the level of crime and anti-social behaviour in the 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 and site specific requirements should always be considered.

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 and Building Control

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Planning Control
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Departments in England (Part Q Security – Dwellings), that recommends a minimum standard of security using proven, tested, and accredited products. Further details can be found at www.securedbydesign.com

Due to the application being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

Residential:

I direct the applicant or their agent to our website at www.securedbydesign.com where the SBD Homes 2019 Version 2 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.

In order to create a safe and secure environment for the residents of the development, the dwellings should be outward facing with back to back gardens which will create good active frontage with the streets and the public areas being overlooked. The presence of back to back gardens will eliminate the need for vulnerable rear garden pathways. Parking is encouraged to be on-curtilage, garage or car barn parking or overlooked bays, with a number of on street parking bays for visitors. 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.

From a crime prevention perspective with regards to any apartments within the development, it will be imperative that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. Trades person or timed-release mechanisms are not permitted as they have proven to be the cause of antisocial behaviour and unlawful access to communal developments.

Additionally, I recommend the postal arrangements for apartments is through the wall or externally mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within apartment 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.

Where cycle security is being considered within garages and cycle sheds within the gardens, I would like to direct the applicant to SBD Homes 2019 V2 document chapter 56 for advice on cycle security and chapter 54 for increasing security of the garage vehicle door-set. Where the garage is connected to the dwellings, consideration is to be given to both the vehicle and pedestrian door-sets where applicable.

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 - whereas vulnerable areas, such as exposed side and rear gardens, need more robust defensive barriers by using walls or fencing to a minimum height of 1.8m. Gates that provide access to the rear gardens must be placed at the entrance to the garden, as near to the front building line as possible so that attempts to climb them will be in full view of the street and be the same height as the adjoining fence so as not to reduce the overall security of the dwellings boundary.

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Where possible the street lighting scheme should be designed to ensure that the gates are well illuminated. Gates must be capable of being locked (operable by key from both sides of the gate). The gates must not be easy to climb or remove from their hinges.

Communal areas, such as playgrounds, toddler play areas and seating facilities have the potential to generate crime, the fear of crime and anti-social behaviour. Care should be taken to ensure that a lone dwelling will not be adversely affected by the location of the amenity space, and it should be noted that positioning amenity/play space to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance.

Areas of play should be situated in an environment that is stimulating and safe for all children, be overlooked with good natural surveillance to ensure the safety of users and the protection of equipment, which can be vulnerable to misuse. They should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access. I direct the applicant to Chapter 9 SBD Homes 2019 V2 for further information.

When introducing public footpaths into developments, caution should be used as the introduction of a footpath into or through a development has the potential to generate crime if not adequately designed. Chapter 8.3 of SBD Homes 2019 V2 states *'Whilst it is accepted that through routes will be included within the development layouts, the designer must ensure that the security of the development is not compromised by excessive permeability, for instance by allowing the criminal legitimate access to the rear or side boundaries of dwellings or by providing too many or unnecessary segregated footpaths'*.

I refer the applicant to Chapter 8.10 of SBD Homes 2019 V2 which relates to Footpath Design. SBD have identified that public footpaths should not run to the rear of rear gardens as this have proven to generate crime. *'Where a segregated footpath is unavoidable, for example a public right of way, an ancient field path or heritage route, designers should consider making the footpath a focus of the development and ensure that they are as straight as possible • wide • well lit (within BS 5489-1:2020) • devoid of potential hiding places • overlooked by surrounding buildings and activities • well maintained so as to enable natural surveillance along the path and its borders'*.

SBD Homes 2019 V2 chapter 8.12 goes on to say *'Where isolated footpaths are unavoidable, and where space permits, they should be at least 3 metres wide (to allow people to pass without infringing personal space and to accommodate passing wheelchairs, cycles, and mobility vehicles). If footpaths are designated as an emergency access route, they must be wide enough to allow the passage of emergency and service vehicles and have lockable barriers'*.

I also direct the applicant to SBD Homes 2019 V2 chapter 13.1. which states that *'Research studying the distribution of burglary in terraced housing with open rear access footpaths has shown that up to 85% of entries occurred at the back of the house'*.

In order to maintain as much natural surveillance as possible - ground planting throughout the development should not be higher than 1 metre with tree canopies no lower than 2 metres. This arrangement provides a window of observation throughout the area. This will enable capable guardians to report incidents to the authorities should they occur. A capable guardian has a 'human element', that is usually a person who, by their mere presence, would deter potential offenders from perpetrating a crime.

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Finally, lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS5489-1:2020. SBD considers that bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

Proposed Care Home/ Senior Living Accommodation:

The proposed care home will house potentially vulnerable persons, and as such it will be essential that only authorised persons are able to access the care home. To that end, access control along with a staffed reception and staff controlling access during out of hours controlling entry and directions into the facility would be paramount. Boundary treatments should be appropriate and fit for purpose ensuring no access to the side and rear of the property is permitted. All vulnerable ground floor door and windows should have suitable defensible space or ground planting where appropriate.

Proposed School:

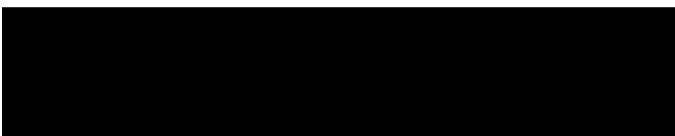
I direct the applicant or their agent to website at www.securedbydesign.com where the Secured by Design (SBD) New Schools 2014 Document can be found. This document provides design guidance and specification requirements for reducing the risks for crime against people and property in all schools and school grounds such as burglary, theft, arson, vehicle crime and assault.

The same advice is also intended to reduce the fear of crime and the incidence of anti-social behaviour. Consequently, consideration is given to both environmental design and physical security.

I thank you for allowing me the opportunity to comment and I look forward to being further consulted at the reserved matters stage when I would hope to respond in more detail.

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



Miss Lee A Melbourne
Designing Out Crime Officer
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