



## Local Policing Support Team

Your Ref: BN/131/19/PL

Our Ref: NW/ARU/20/03A

Date 21st January 2020

Contact Name: Neville Wren

Dear Mr Eastham

**RE: Land at Angels Nursery, Yapton Road, Barnham, PO22 03A**

Thank you for your correspondence of 7<sup>th</sup> January 2020, advising me of an 'Application for variation of conditions imposed on planning reference BN/43/16/PL relating to Conditions 2 (Approved Plans), 8 (Access/Maintenance of Watercourse or Culvert) and 18 (Access and Associated Off-Site Highway Works). 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 at [www.securedbydesign.com](http://www.securedbydesign.com)

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 the Barnham area 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 be considered.

I refer to our letter PE/ARU/16/18A dated 29<sup>th</sup> September 2016 regarding planning application BN/43/16/PL to which all matters remain extant.

In regard to cycle storage in properties without garages and where bicycle storage in robust sheds is required, I refer to (Chapter 56 of SBD Homes 2019) which provides recommendations for minimum requirements. (Paragraph 56.4) also provides minimum specifications for external cycle stands.

Mr M Eastham  
Planning Officer  
Planning Control  
Arun District Council

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

Should a play area be provided within the public open space at the north side of the development, recommendations for 'communal areas' and 'play areas' can be found within (Chapter 9 of SBD Homes 2019)

From a crime prevention viewpoint 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.

External lighting throughout the development will be an important consideration.

Secured by Design 'Homes 2019' document (Chapter 18) recommends all street lighting should meet specifications within BS 5489-1:2013. 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. Bollard lighting is purely for wayfinding.

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.

I note a number of the detached properties have a narrow recessed grass strip between them with a fence or gate located at the inner end and level with the rear building line of dwellings. This gap provides an area secluded from view and may present an out of view opportunity for unauthorised access over the fence or gate and into the rear gardens. I would recommend that the fencing is moved further forward to the front of the gaps to be easily in view of adjacent properties.

Also, between plots 73 and 33, is a side path leading to the rear gardens of plots (33, 34 and 35). Likewise a further side path between plots 36 and 37 leads to the rear of plots (37,38 and 39). To the immediate north of those paths is a further pathway between plots 47 and 46 leading to the rear gardens of plots (46,45 and 44).

From a crime prevention viewpoint research has shown the distribution of burglary in terraced housing with open rear access pathways has shown that up to 85% of entries occur at the back of the house. It is preferable that footpaths are not placed at the back of properties. If they are essential to give rear access they must be gated. The gates must be placed at the entrance to the footpath, capable of being key locked from either side and as near as to the front building line as possible so that attempts to climb them will be in full view of the street. Shared keys can assist in providing access for each dwelling concerned but still prevent unauthorised access from members of the public.

Visitor parking bays appear to be located only along the south side of the development in limited numbers. Visitors will need to reach the end of the development before encountering a visitor parking bay. I would recommend including further bays around the development but still within surveillance from nearby properties.

From a crime prevention viewpoint I have no additional recommendations to make regarding this development.

Thank you for giving me an opportunity to make further comments

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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



**Designing Out Crime Officer  
Sussex Police Headquarters**

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