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Your Ref: BN/43/16/PL

Our Ref: PE/ARU/16/18/A

Date: 29th September 2016

Contact Name: Phill Edwards

Dear Mr Innes

Re: Angel's Nursery, Yapton Road, Barnham, PO22 0AY

Thank you for your correspondence of 25th August 2016, advising me of a planning application for the erection of 95 no dwellings together with access, landscaping open space and associated works for a development 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.

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 eliminated the need for vulnerable rear garden pathways. Parking generally has been provided with in-curtilage, garage & car barn parking and a number of adjacent to dwellings on street and communal 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.

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. 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 access 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. Such gates must be located on or as near to the front of the building line as possible.

Mr D Innes
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ARUN DISTRICT COUNCIL BN/43/16/PL

Continuation sheet - 1

There is good surveillance from the overlooking dwellings around both the proposed recreational spaces, however it will be necessary for these to be active rooms. Additionally it will be necessary to keep foliage low in order to maintain natural surveillance throughout; ground planting no higher than 1 metre with tree canopies no lower than 2 metres. I would recommend a protective fence such as 90mm metal bow topped fence be erected along the length of the street of the play area location in order to provide a safety demarcation line from the play area in the street.

Leisure areas including Local Areas of Play, Local Equipped Areas of Play and Neighbourhood Equipped Areas of Play require careful consideration when selecting their location. This must include inclusion of boundary fencing and landscaping of the area, but still provide natural surveillance and lighting as appropriate. The play areas should also reflect the differing age ranges; ensuring consideration has been given to all.

With respects to the proposed links to the surrounding community, where they are for pedestrian use only, I recommend that vehicle mitigation measures are introduced to remove unauthorised vehicle movements.

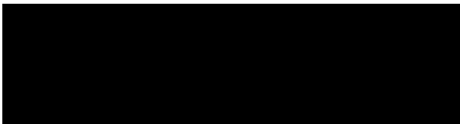
Should the applicant require any information from a Secured by Design perspective, I direct their attention to our website at www.securedbydesign.com for information on the SBD Scheme.

Finally, lighting throughout the development will be an important consideration and is to conform to the recommendations within BS 5489:2013.

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.

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended, therefore, that before making any amendments to the application, the applicant or their agent first discuss these comments with the Local Planning Authority.

Yours sincerely



Phill Edwards
Crime Prevention Design Adviser
Sussex Police Headquarters