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## Local Policing Branch

Your Ref: BN/51/16/RES

Our Ref: NW/ARU/16/23C

Date: 12<sup>th</sup> October.2017

Contact Name: Neville Wren

Dear Mr Eastham

**RE: Land at former Pollards Nursery Lake Lane, Barnham**

Thank you for your correspondence of 22<sup>nd</sup> September 2017, advising me of an Approval of reserved matters following outline consent BN/16/12 & BN/21/14 for appearance, landscaping & scale for erection of 107 dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, formal & informal play areas & public open spaces, attenuation basins, sewage treatment plant & other associated infrastructure & engineering 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 National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and 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 should be considered.

The design and layout has produced in the main, outward facing dwellings with back to back gardens which has created good active frontage with the streets and public areas being overlooked. Parking is provided with garage, in-curtilage and some rear parking courts. It must be remembered that where communal parking occurs it is important that it 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.

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 rear garden pathway, 1.5 metre 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 M Eastham  
Planning Officer  
Planning Control  
Arun District Council

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

Telephone: 101 | 01273 470 101

I note that a footpath leading to back garden gates at the back of plots 31 to 40 at the east side of the development and 40 to 49 on the south side have shared gated access and I would recommend that the gates are lockable.

I would also recommend street lighting across the development meets BS5489:2013, and the unallocated parking bays immediately to the west of the allotment area are also illuminated, as a view into the area is limited from nearby housing.

In regard to the cycle link to adjoining developments I further draw attention to Secure by Design Safer Homes 2016 Paragraph's 8:6 to 8:19. ([www.SecurebyDesign.com](http://www.SecurebyDesign.com)) Also Manual for Streets 6.3.17(Anti-social behaviour), and 6.3.18 (Feeling Safe), 6.3.22. Width of footpath and 6.4.10 safety of Cyclists.

Any dedicated cycle storage must provide secure anchorage points for the frame and wheels such as wall anchors certified to Sold Secure Silver Standard or LPS 1175 Issue 7.2 and fitted in accordance with the manufacturers specifications or Sheffield Hoop style stands which are to be of galvanised steel bar construction of at least 3mm thickness or similar suitable accredited device fit for purpose.

I am pleased to see the LEAP is now overlooked by nearby housing and fenced.

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



**Neville Wren**  
**Designing Out Crime Officer**  
**Sussex Police Headquarters**

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

Telephone: 101 | 01273470101