



Local Policing Support Team

Your Ref: EG/22/19/OUT

Our Ref: NW/ARU/18/12B

Date 10th May 2019

Contact Name: Neville Wren

Dear Mr Eastham

RE: Boweries, Barnham Road, Eastergate, PO22 3RT

Thank you for your correspondence of 4th April 2019, advising me of an 'Outline planning application with some matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works (resubmission following EG/42/18/OUT) 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 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 on www.securedbydesign.com

Due to the application being outline and for (Access only), my comments will be broad with more in-depth advice being delivered at reserved matters.

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 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.

I refer to my previous letter NW/ARU/18/12A dated 20th August 2019 in regards to planning application EG/42/18/OUT and reiterate relevant comments below.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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

Secured by Design Homes '2019' paragraphs 8.1 through to 8.6 provides advice regarding vehicular and pedestrian access of a development and its design to reduce potential crime within it.

Paragraph's 8.5 and 8.6 specifically indicate advantages and disadvantages of cul-de-sacs which can be compromised if one or more of the following undesirable features exists. Including backing on to open land, are very deep (long), or are linked to one another by footpaths.

I note that there is a potential access road to another neighbouring development located at the end of this development on its west side which will affect the permeability of the current application.

I also note that the access to the application may potentially join the route of the 'proposed' A29 when re-aligned and that this development is part of a greater planned area of housing development.

I would recommend that any new access has clearly defined sight lines to allow a good view of traffic on the major road in each direction for vehicles and pedestrians, with pavements leading to the other planned developments, having a minimum width of 2 metres with a consideration to installing a pedestrian crossing point if required, depending on the traffic survey assessments.

From a crime prevention viewpoint, measures at the entrance to the development, such as brick piers, pillars, or other visually attractive gateway construction in conjunction with a change of colour or texture of the road surface, or rumble strips can be very effective in raising awareness that one is entering a semi-public area. This can have a psychological effect on visitors, raising awareness of the residential area and the residents who themselves can experience a sense of ownership and pride in their surroundings'.

It is desirable that vehicular and pedestrian routes are designed in a way that ensures they are visually open, direct and well used but security of the development must not be compromised by excessive permeability, for instance, allowing the criminal legitimate access to the rear or side boundaries of dwellings.

I recommend parking should be with in-curtilage, garage or car barn parking with a number of on street parking bays suitable for visitors, this should leave the street layout free and unobstructed.

It is important that pedestrians have a good view ahead and around them. Foot paths should be straight, wide and well lit, be overlooked and avoid potential hiding places.

Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime and antisocial behaviour.

Physical barriers may also have to be put in place where 'desire' lines (unsanctioned direct routes) place users in danger, such as the busy road junction.

The long and narrow development in the main has outward facing dwellings with no back to back gardens. This has created good active frontage with the streets and the public areas being overlooked, this design has 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.

Any street lighting throughout the development must meet the requirements of BS 5489-1:2013.

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.

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



I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

Thank you for giving me an opportunity to comment.

Yours sincerely



Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters

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

