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Local Policing Supporting Team

Your Ref: EG/42/18/OUT

Our Ref: NW/ARU/18/12A

Date: 20th August.2018

Contact Name: Neville Wren

Dear Mr Eastham

RE Land at Boweries Barnham Road Eastergate PO20 3RT

Thank you for your correspondence of 23rd July 2018, advising me of an Outline application with all matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works for which you seek advice from a crime prevention viewpoint.

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.

I have had the opportunity to examine the detail within the application and due to it being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

I direct the application or their agent to our website at www.securedbydesign.com where SBD Homes 2016 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.

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.

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.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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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 garden 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 from both sides. Side gates must be located on or as near to the front of the building line as possible.

Fencing for those houses that back on to other dwellings not part of this development require their own rear perimeter security and those properties set at right angles to the main access road that have back gardens which border rear parking spaces behind them also need secure fencing.

A public foot path runs along the southern end of the site which may allow access to the development unless it is sufficiently protected especially the rear of plots 16 and 17.

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. I would recommend that the eventual location is surrounded with railings with self-closing gates to provide a dog free environment.

Lighting throughout the development will be an important consideration and should conform to the recommendations within BS5489:2013. Some areas have a 'dark sky' policy.

There is no mention of cycle storage facilities within the development .Consideration must be given to the storage of bicycles either within garage or cycle storage sheds.

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

Neville Wren
Designing Out Crime Officer
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