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Local Policing Supporting Team

Your Ref: FP/171/18/PL

Our Ref: NW/ARU/18/13A

Date: 22nd August 2018

Contact Name: Neville Wren

Dear Mr Davis

RE:- Land at Stanhorn Grove Felpham

Thank you for your correspondence of 27th July 2018, advising me of the Erection of 18 No dwellings, creation of new access, landscaping & associated works application 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 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.

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 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 in the main has been provided with in-curtilage & garage parking 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 S Davis
Planning Officer
Planning Control
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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.

I am pleased to see that the application has provided 1.8m high close boarded fencing or low level walls with piers and close boarded 1.8m high wooden fencing between.

I would recommend that wooden close boarded fencing over the low walls and between the brick piers is fitted toward the outer edge of the wall to prevent footholds on the external side which could enable climbing.

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

It is important that the boundary between public and private areas are clearly indicated and do not impede natural surveillance. For the majority of housing developments 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 of wall (maximum height 1metre) and railings or timber picket fence if a more substantial front boundary is required.

Where bicycle storage is provided by a robust shed SBD document (Homes 2016) chapter 53 (found at www.securedbydesign.com) give recommendations regarding the minimum requirements for shed construction.

Lighting throughout the development will be an important consideration and should conform to the recommendations within BS5489:2013. 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 .

Lighting is required to illuminate each dwelling elevation containing an external door set, car parking & garage areas including footpaths leading to dwellings (including blocks of flats) where the public, visitors or occupants of the building are expected to use.

I would recommend dusk to dawn energy efficient LED switched lighting. (Research has shown that a constant level, of illumination is more effective at controlling the night environment).

(SBD Homes 2016 Chapter 18 and 25: Chapter 30 and Chapter 56 refers to street and dwelling lighting specifications).

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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