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Local Policing Supporting Team

Your Ref: LU/330/18/PL

Our Ref: NW/ARU/19/01A

Date: 4th January 2019

Contact Name: Neville Wren

Dear Mrs Gardner

RE :- Land South of Cornfield Close, Littlehampton BN17 6LD

Thank you for your correspondence of 27th November 2018, advising me of the 'Demolition of existing buildings & the erection of 77 residential homes with associated access, car parking, cycle parking, refuse/recycling storage, landscaping, earthworks & infrastructure' application for which you seek advice from a crime prevention viewpoint.

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 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 make the following comments.

I direct my comments solely from a crime prevention viewpoint and 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 & car barn parking and a number of on street parking bays, this should leave the street layout free and unobstructed.

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, 1.5 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.

Mrs A Gardner
Planning Officer
Planning Control
Arun District Council

Miss S Sutcliffe
Thakeham Homes Ltd
Thakeham House
Stane Street
Billingshurst
RH14 9GN

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

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 space and private areas is 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.

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.

External open sided communal bicycle stores with individual stands or multiple storage racks for securing bicycles must be as close to the building as possible, but in any event 50 metres of the primary entrance to a block of flats and located within view of an active room. Cycle hoops or racks must firmly fitted to the ground, be certified to LPS 1175 SR1 or Sold Secure Bronze Silver or Gold depending on their location. They must be fit for purpose and capable of having cycles individually secured to them and facilitate the locking of both wheels and the cross bar. SBD recommend Sheffield hoop style stands of galvanised steel bar construction of at least 3mm thickness.

The store must be lit at night using vandal resistant light fittings and dedicated energy efficient dusk to dawn lighting. transparent side walls also allow better casual observation.

I refer the applicant to SBD (Homes 2016 document) Chapter 53 for further recommendations regarding bike storage and minimum requirements for garden sheds and integral cycle stores within blocks of flats.

For an integral cycle store within the flats (block B) and with no access into the living accommodation and two double external doors. I would recommend no windows. I query whether two double doors are necessary and recommend a single certificated access controlled double door with internal thumb turn release to prevent accidental locking in. There should also be internal PIR activated lighting.

Should the two double outward opening doors remain, I recommend that a door closer is to be fitted along with spring loaded automatic shoot bolts to the unlocked door to ensure it closes first.

This arrangement would work very well for the refuse store double doors as well.

Lighting is also 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 Chapters 18 and 25, Chapter 30 and Chapter 56 refers to street and dwelling lighting specifications).

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

For internal lighting for the two blocks of flats A and B, the lobbies, lift well and internal foyers, stair wells, stair cases and corridors should be fitted with 24 hour movement activated switched lighting. In critical movement areas, such as lobbies corridors and staircases, the use of two stage lighting (a constant low level lighting level supplemented but activity switched lighting mode) may be utilized to provide safety and security.

In relation to block B with twelve dwellings, from a crime prevention perspective, it will be imperative that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. Chapter 27:7 of SBD Homes 2016 recommends that smaller developments containing up to 25 dwellings or bedrooms shall have a visitor door entry system. The technology by which the visitor door entry system operates is a matter of consumer choice, however it should provide the following attributes:

Access to the building via the use of a restricted electronic key fob, card or key.

Remote release of the primary entrance door set from the dwelling or bedroom.

Audio and visual communication between the occupant and visitor.

Trades persons release mechanisms are not permitted as they have been proven to be the cause of anti-social behaviour and unlawful access.

Installed electronic release hardware must form part of the certified door set range. Developers and installers of door entry and access control systems should be aware that UL293 provides reassurance that a system has been assessed against a prescribed security test regime.

SBD recommends the use of colour monitors over black and white as it assists in definition, identification and identification of clothing.

For Block A Secured by Design (Homes 2016 document) recommends a shared door set with access controlled by use of a key without a designated access control system (and no remote release facility) serving a maximum number of 10 dwellings (flats, bedsits or bedrooms) is acceptable. Door sets falling within this category shall meet the same physical requirements as external door sets served off a shared corridor or stairway dwelling door set. (See SBD (Homes 2016) paragraph 21 External Dwelling Door sets.)

SBD requires all door sets allowing direct entry into the home, eg.- front and rear doors, interconnecting garage door sets (see para 21.2) French doors, bi-fold or sliding patio doors sets, dedicated private flat or apartment entrance door sets, easily accessible balcony door sets (note 21.1a) etc shall be certified to one of the following standards PAS24:2016 (Note 21.1b applies) STS201 Issue 4:2012 (Note 21.1c) or LPS1175 Issue 7.2 SR2 (note 21.1d) or STS202 Issue 3 BR2 (note 21.1d)

Main entrance doors for the flats may sustain heavy use over time and so I would recommend LPS1175 Issue 7.2 SR2.

Laminated glass meeting the requirements of BS EN356:2000 class P1A (minimum) is required where any window is located within 400mm of a door set, to ensure integrity of the locking system, including easily accessible emergency egress windows with non-locking hardware and easily accessible roof lights with non-locking hardware.

I recommend that compartmentalisation is to be utilised to protect the amenity of residents within the communal flats. This will control the access from the central core lift and stairwells where each resident is assigned access to the floor on which their dwelling is located via the use of a proximity reader, swipe card or key or door sets on each landing and can prevent unauthorised access to the corridor where their flat is located.

Doors to individual flats should conforming to PAS 24:2016, be fitted with a minimum of two hinge bolts or with similar integral facility to ensure protection in the event of a hinge failure following a criminal attack.

The door should also be fitted with a key release type door safety chain and door viewer to enable residents to see visitors before opening the door.

I would recommend window restrictors on the ground floor windows of block A and B that can be released internally in an emergency but can prevent the windows being opened fully from outside to allow unauthorised access.

For both blocks of flats I recommend the postal arrangements are through the wall, external or lobby mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the flats' front doors. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

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.

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.

Yours sincerely



Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters

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

