

Your Ref: Y/121/19/PL

Our Ref: NW/ARU/20/02A

Date 20th January 2020

Contact Name: Neville Wren

Dear Mr Spring

RE: The Steddles, North End Road , Yapton, BN18 0DT

Thank you for your correspondence of 09th January 2019, advising me of the 'Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works' 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 at www.securedbydesign.com Due to the application being outline, 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 above 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 and site specific requirements should be considered.

Access

The entrance to the development can subtly assist with crime prevention, with the use of brick piers or pillars in conjunction with, or a change of colour or texture of the road surface, which 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.

The development has outward facing dwellings with enclosed rear gardens which 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.

Fencing and Perimeters

It is important that the boundary between public and private areas are clearly indicated and 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 to a maximum height of 1 metre and railings or timber picket fence if a more substantial boundary is required.

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

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Any side or rear hedgerows should be adequately dense to prevent unauthorised access by pedestrians or animals, and prevent any young children from finding their way out of the garden if unsupervised. I am pleased to see the addition of a 1.8m high timber vertical boarded fence along the hedgerow on the south west side of the development which backs onto a separate driveway access.

I am pleased to see a 1.8m high brick wall dividing plot 11 from the public open space on the north side of the entrance road. The design should include no points within it that could be used for climbing over it.

Parking

In the main parking 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.

Footways

The Department of Transport Manual for Streets 2007 Chapter 6 Paragraphs 6.3.22 and 6.3.23 recommends that a minimum width of 2 metres must be left clear for the passage of pedestrians. This gap should be increased if the location is congested to avoid any conflict with passing traffic.

Planting

From a crime prevention viewpoint careful selection of plant species is critical in order not to impede natural surveillance and avoid unnecessary high maintenance. Trees on appropriate route stocks can provide a more reliable means of reducing the likelihood of reducing natural surveillance. Trees may restrict the performance of street lighting or cause damage by collision with branches and should not be located within 5 metres of a light source. Account must be taken of the effects of seasonal variations.

As a general recommendation where good visibility is needed shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage or lower branches below 2 metres which allows 1 metre field of view between them.

Lighting

External lighting throughout the development will be an important consideration.

Secured by Design 'Homes 2019' document (Chapter 18) recommends all street lighting should meet specifications within BS 5489-1:2013. It also comments that bollard lighting is not compliant with BS5489:2013 because it does not project sufficient light at the right height and distorts the available light due to the up lighting effect; making it difficult to recognize facial features and as a result causes an increase in fear of crime. Bollard lighting is purely for wayfinding.

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.

Building 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 2019 paragraph's (18) and (25.1 to 25.4) paragraphs (33.1 and 33.2) and paragraphs 59.1 to 59.5 refer to dwelling and street lighting specifications). Private dwelling lighting should where possible meet the requirements within BS5489 -1:2013 . Secured by Design encourages environmentally friendly light sources.

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Door sets

I refer the applicant to (Chapter 21 of Secured by Design Homes 2019) document regarding specifications and recommendations for door sets allowing direct entry into the home. With more and more people storing valuable items within their garages (Para 21.9 to 21.11) also includes further advice regarding garage door sets.

Windows and Glazing

(Chapter 22 of SBD Homes 2019) refers to recommendations and specifications for all easily accessible windows.

Cycle Storage

Where bicycle storage in robust sheds is required, (Paragraph 56.2 of SBD Homes 2019) provides recommendations for minimum requirements. (Paragraph 56.4) also provides minimum specifications for cycle stands.

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

[Redacted signature]

Neville Wren
Designing Out Crime Officer
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