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Local Policing Supporting Team

Your Ref: Y/49/18/PL

Our Ref: NW/ARU/18/11A

Date: 13th August.2018

Contact Name: Neville Wren

Dear Mr Davis

RE Land East of North Road Yapton

Thank you for your correspondence of 18th August 2018, advising me of a Development of 10No.residential properties & associated infrastructure. This application is a Departure from the Development plan and 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 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 has outward facing dwellings which has created a good active frontage with the street. The public areas are overlooked. This design has 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.

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
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Secured by Design 'Homes 2016' document recommends 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 1.8m high fencing around the perimeter of the development and enclosing the back gardens. This is important at all times but especially if there is unrestricted vehicle access to the driveway of the Orchard Business Park located immediately behind the development. More so when it is closed and at night, as it provides an unobtrusive and convenient place to park a vehicle and commit crime, potentially via the back gardens of the properties if there is not sufficient perimeter security.

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.

SBD Homes 2016 Chapter 53 gives recommendations for secure cycle storage, including external containers specifically designed for the storage of bicycles and other property. The minimum requirements for cycle storage in sheds. External 'Communal' cycle storage and the minimum specifications for cycle storage racks.

Bicycle security anchors shall also be certified to 'Sold Secure' Silver Standard or LPS 1175 Issue 7 SR1 and securely fixed to the concrete foundation in accordance with manufacturer's instructions.

Given that the proposed 4 cycle store has double doors, a door closer is to be fitted along with spring loaded automatic shoot bolts to the unlocked door to ensure it closes first. I would also recommend that communal cycle stores are fitted with a thumb turn lock on the inner face to prevent accidental locking in by another person.

If used after dark they should be fitted with vandal resistant dedicated energy efficient lighting.

For each dwelling, lighting is required to illuminate each elevation containing a door set where the public, visitors or occupants of the building are expected to use. I would recommend dusk to dawn switched lighting.

(SBD have not specified PIR activated security lighting for a number of years due to repeat PIR lamp activations increasing the fear of crime. Research has proven that energy efficient dusk to dawn switched lighting is more effective at controlling the night environment). I would also recommend the use of energy efficient vandal resistant LED lighting where appropriate.

Where possible external communal lighting should conform to the requirements of BS5489:2013 throughout the development. (Some areas have a dark sky policy).

Where an intruder alarm is installed it shall meet the requirements of BS EN50131 (wired and wire free systems). If a police response is required installers must meet the requirements of the National Police Chiefs Council [NPCC] policy document 'Guidelines on Police Response to Security Systems' (found at www.securedbydesign.com).

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
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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.

Yours sincerely

[Redacted signature]

Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters

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[Redacted contact information]