



Sussex Police
Serving Sussex

www.sussex.police.uk

Local Policing Supporting Team

Your Ref Y/4/19/RES

Our Ref: NW/ARU/17/11C

Date: 22nd March 2019

Contact Name: Neville Wren

Dear Mr Davis

RE:- Cinder Lane, Nursery and Works to R/O Cinder Lane , Yapton BN18 0JJ

Thank you for your correspondence of 6th March 2019 regarding 'Approval of reserved matters following outline consent Y/5/17/OUT for 51 No dwellings. This application affects a Public Right of Way' 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 direct my comments solely from a crime prevention viewpoint and I direct the applicant or their agent to our website at www.securedbydesign.com where SBD Homes 2019 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.

I refer to our previous letter PE/ARU/17/11/A dated 8th March 2017 regarding application Y/5/17/OUT to which all matters remain extant.

General External Recommendations

I refer the applicant to SBD Homes 2019 paragraphs 8 to 18.6 regarding general layout of roads and footpaths, vehicle parking etc.

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 which should leave the street layout free and unobstructed.

Mr S Davis
Planning Officer
Planning Control
Arun District Council

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

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.

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. This will also provide privacy from view from adjacent properties.

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 to avoid the creation of windowless elevations and blank walls adjacent to space to which the public have access. These can have the effect of attracting graffiti and inappropriate loitering. An addition of a first floor window or a buffer zone can assist in reducing these concerns. Buffer zones can take the form of railings or defensible planting or a combination of both, i.e. the railing to indicate the private space and the planting to prevent direct access, this is also very effective on vulnerable windows. The boundaries of the flats in this development would benefit greatly from 1m defensible railings and the vulnerable windows from defensible planting. Demarcation lines indicating the change from public to private space can take the form of coloured block paving, a change of material through to a physical barrier.

The boundary between public space and private areas should be 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 footways are provided they shall measure at least 2m in width.

It is important that pedestrians have a good view ahead and around them. Foot paths should be straight, wide and well lit, be overlooked and avoid potential hiding places.

Routes for pedestrians, cyclists and vehicles should be integrated to provide a network of supervised areas to reduce crime and antisocial behaviour.

Careful selection of plant species is critical in order not to impede natural surveillance and avoid unnecessary high maintenance.

In general planting next to a footpath should begin at the outer edge of the verge, starting with low growing plants with taller shrubs and trees to the rear. Planting immediately abutting the path should generally be avoided as shrubs and trees have a tendency to grow over the path creating pinch points, places of concealment and unnecessary management.

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.

For the dwellings

Secured by Design Homes 2019 paragraph 21.3 recommends all door sets allowing direct entry into the home, eg.- front and rear doors, interconnecting garage door sets (see para 21.3) 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 7:2015 (Note 21:1c) or LPS1175 Issue 7.2, SR2:2014 SR2+ (note 21.1d) or LPS 1175 Issue 8 :2018 B3 SR2+ or STS202 Issue 6: BR2 (note 21.1d) or LPS 2018 Issue 1.1:2016 SRB (Note 21.1e).

Paragraph 21.9 to 21.11 gives recommendations for garage door sets.

Windows

Secured by Design Homes 2019 paragraph 22.2 recommends standards for all easily accessible windows that shall be certified to one of the following standards. PAS24:2016 (Note 22.2b) or STS204 Issue 6: 2016 (Note 22c) or LPS1175 Issue 7 SR1, (Note 22.2d) or LPS 1175 Issue 8:2018 A1 SR1, Or STS 202 Issue 7 2016 BR1 or LPS 2081 Issue 1:1:2016 SR A.

(Easily accessible is defined as a window or door set, any part of which is within 2 metres vertically of an accessible level surface such as ground or basement level or an access balcony. Or a window within 2 metres vertically of a flat roof or sloping roof that is within 3.5 metres of ground level).

Flats - Door entry systems

For the blocks of flats No's 40-47, SBD Homes 2019 Paragraph 27:10 to 27:13 gives recommendations for communal entrance door entry systems serving 5 dwellings or more but less than 10 dwellings.

(Door sets that are fitted with electronic locks or electronic staples must form part of the manufacturers certified range of door sets).

External Lighting

External 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 Chapters 18 and 25: Chapter 33 and Chapter 59 refers to street and dwelling lighting specifications).

Internal Lighting for Flats

The lobbies, 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.

Compartmentalisation of Communal dwellings (Flats 40-47)

I recommend that compartmentalisation is to be considered to protect the amenity of the flat residents. This will control the access from the 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 for Individual Flats within Communal Dwellings

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.

Any fire doors should be devoid of external door furniture and be fitted with an alarm with remote access to enable residents to be alerted that the door has been opened.

Postal Arrangements for the flats

I recommend the postal arrangements for the flats 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.

Cycle storage

Where secure bicycle storage is required by providing a robust shed, SBD document Homes 2019 chapter 56.1 to 57.3:1 give recommendations regarding the minimum requirements for shed construction and also gives recommendations for external communal bike storage.

Communal Areas and Play Areas

Recommendations for Communal Areas and Play Areas are contained within paragraphs 9.1. to 9.5 of SBD Homes 2019.

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.

External Street Lighting

All street lighting for adopted highways footpaths, private roads and car parks must comply with BS 5489-1:2013 unless they conflict with other statutory provisions or conservation areas. Bollard lighting does not project sufficient light at the right height, making it difficult to recognise facial features, and can increase the fear of crime.

The location of trees may also affect the lighting, and careful consideration should be given to planting locations and the effects of the seasons which may affect street light performance. Consideration must also be given to a maintenance programme for trimming foliage.

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.

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

