



Local Policing Support Team

Your Ref: Y/63/19/RES

Our Ref: NW/ARU/19/19A

Date 12th September 2019

Contact Name: Neville Wren

Dear Mr Innes,

RE: Bonham's Field , Main Road, Yapton. BN18 0DX

Thank you for your correspondence of 9th August 2019, advising me of an 'Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings' 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 on www.securedbydesign.com within (Homes 2019) document.

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 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 and site specific requirements should be considered.

Access

It is desirable that vehicular and pedestrian routes are designed in a way that ensures they are visually open, direct and well used but security of the development must not be compromised by excessive permeability, for instance, allowing the criminal legitimate access to the rear or side boundaries of dwellings.

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Planning Control
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The development in the main has outward facing dwellings with gardens backing on to the gardens of existing properties behind them. This 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.

Perimeter Security

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 capable of being locked by key from both sides of the gate. 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.

Vehicle Parking

Parking in the main has been provided with in-curtilage, or garage parking. Sufficient on street parking bays should be provided for visitors to ensure the roads stay 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.

Dwelling Door Specifications

(Paragraph 21.3 of Secured by Design Homes 2019) 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 Issue7.2 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).

For garages that may store expensive vehicles and equipment, as well as provide access into the dwellings, it is important that both the vehicle door and the pedestrian garden doors as well as the access door to the house from the garage are all secure. (Paragraph 21.9 to 21.11 of SBD Homes 2019) provides recommendations and specifications for garage door sets, whether attached or detached to the dwellings, including both vehicular and pedestrian garden doors and any interconnecting door to the dwelling.

Mail Delivery

(Paragraph s 21.27 to 21.35) provides addition measures for the secure delivery of mail.

Windows and Glazing

All easily accessible windows shall be certified to one of the following standards found within (Paragraph 22.2 to 22.16 of SBD Homes 2019).

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Any glazing within PAS 2016 or STS201 Issue 4:2012 certificated doors, including glazed panels / side lights adjacent to doors installed with an integrated door frame and windows adjacent to door sets (within 400mm) must incorporate one pane of laminated glass meeting or exceeding the requirements of BS EN 356:2000 class P1A. See SBD Homes 2019, (note 21.19) which states this is a specific requirement within PAS24:2016, which is referenced within the UK Building Regs (See para 1.1) to install laminated glazing on the inner or outer face of a doubled glazed unit and refers to best options with laminated glass and other factors.

Note 21.19. There is no specific requirement to install laminated glazing on the inner or outer face of double glazed unit. However specifiers may wish to take into consideration the fact that toughened glass is usually more resistant to accidental damage by blunt objects such as a football and therefore may be best placed on the external face of the double glazed unit. It is recognised there may also be other factors such as thermal efficiency.

All ground floor and easily accessible windows should be lockable and be fitted with window restrictors (with the exception of emergency egress windows)

Cycle Storage and Bin Storage

I note that refuse bins and cycle storage are within allocated garages with the exception of plots 6 and 7 flats who have a cycle and bin store provided.

(Paragraph 56.1 to 56.2 of SBD Homes 2019) provides recommendations regarding secure cycle storage in robust sheds. Chapter 57.1 provides further advice regarding external enclosed bicycle stores and Para 56.4 gives minimum specification for cycle stands.

Street Lighting and Private External Lighting

Lighting throughout the development will be an important consideration.

All street lighting for adopted highways, footpaths, private estate roads and footpaths and car parks must comply with BS45489 -1:2013 unless conflict occurs with other statutory provisions .(Chapter 18 of Homes 2019 refers) and where possible private dwelling lighting should also fall within the same specifications. (Chapter 59 of Homes 2019 refers).

(Bollard lighting will not be compliant with BS5489 1-2013 or give sufficient light at the right height to achieve a reduction of the fear of crime, they are often subject to damage and they do not light people's faces sufficiently and their light can be obscured by vehicles parking in front of them).

(I am aware that some local authority 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).

Planting

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.

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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.
Where footways are provided they shall measure at least 2m in width.

Unequipped Play Area Security

It is unclear on the plans whether there will be an entrance through the wall bordering the north side of Main Road Yapton.

I have a slight concern if there is, in regard to the siting of the unequipped play area which has a gravel footpath running through the centre of it from Main Road and is out of view from nearby houses within the development.

I recommend that plot 42 has a gable end window to assist with surveillance of the area and there is a gated entrance to the footpath from Main Road to deter children from straying out into Main Road and to deter unwanted attention from strangers.

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.

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



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Designing Out Crime Officer
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