



Local Policing Support Team

Your Ref: Y/77/19/OUT

Our Ref: NW/ARU/18/06B

Date 17th October 2019

Dear Mr Davis

RE:Land South of Hoe Lane Flansham PO22 8NP

Thank you for your correspondence of 13th September 2019, advising me of an outline planning application for the 'erection of ten dwellings with access from Hoe Lane. Resubmission of Y/20/18/OUT - This is a Departure from the Development Plan' 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.

I refer to my previous letter NW/ARU/18/06A dated 1st May 2018 regarding planning application Y/20/18/OUT for which all matters remain extant.

I would add from a crime prevention viewpoint, consideration should be given to the entrance of the development, where brick piers or pillars in conjunction with a change of colour or texture of the road surface can be very effective in raising awareness that one is entering a semi-public area. This can have a

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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’.

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.

Should street lighting not be a consideration, as far as possible lighting on dwellings should also comply with BS5489-1:2013. Lighting is required to illuminate each dwelling elevation containing an external door set where 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).

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.

I have no further comments to make at this stage, but will provide more detailed recommendations at reserved matters.

Thank you for giving me an opportunity to comment.

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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