



Local Policing Support Team

Your Ref: DC/19/2464 Our Ref: NW/HOR/20/1A Date 3rd January 2020
Contact Name: Neville Wren Tel: 01273 404 535 ext: 540137 Mobile No: 07789902828

Dear Mr Porter,

RE: Berkeley Homes Development Site, Worthing Road, Southwater, RH13 9BT.

Thank you for your correspondence of 13th December 2019, advising me of a full planning application for the 'Erection of 80 dwellings with associated access, parking and landscaping at land West of Worthing Road (Phase 5) Southwater', 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 Horsham 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 our previous letter PE/HOR/14/10A dated 16th April 2014 in regard to outline planning application DC/14/0590 to which all matters remain extant and this is the continuing Phase 5 of that application.

I reiterate below, comments from that previous letter.

The development in the main has outward facing dwellings with back to back gardens which has removed the need for vulnerable rear access paths. The design has created good active frontage with the streets and

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the public areas being overlooked. Parking has been provided for with in-curtilage parking bays which should leave the street layout free and unobstructed. Where communal parking occurs it is important that they must be within view of active rooms 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.

It is important that the boundary between public space and private areas are 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. 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, 1.5m fencing topped by 300mm of trellis can achieve both requirements. 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 fence and be lockable. Such gates must be located on or as near to the front of the building line as possible (and key lockable from both sides). Consideration to be given to wooden palisade constructed gates that give observation in both directions.

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 affective on vulnerable windows.

In addition and in relation to the inner circulation road with exits at either end into Kensett Avenue, I recommend a central traffic calming measure to deter the speed of traffic and to draw attention to the Public Right of Way crossing point.

I refer the applicant to (Chapter 8 of SBD Homes 2019) in regard to the layout of roads and footpaths.

I have concerns regarding the location of the LAP and the LEAP. Both are located on the outer edges of the development and both close to entry/exit points from the development into Shaw's Lane and Bonfire Hill. Although within surveillance of nearby houses, both may allow unaccompanied or adventurous young children to accidentally wander through the gaps in the fence line into the road which is narrow and without pavements unless there is provision to control the exits with gates or styles. They may also encourage vehicle parking by strangers who have a quick and easy entrance and exit to both areas. The southernmost footpath may provide an opportunity to allow unsupervised children to wander across Shaw's Lane into Chase Farm.

Secured by Design makes recommendations regarding communal areas and play space as they have potential to generate crime, the fear of crime and anti-social behaviour. Areas of play should be situated in an environment that is stimulating and safe for all children. They should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access. Communal spaces should not immediately abut residential buildings. Play areas should be designed so that they can be secured at night to reduce the any damage or graffiti that may occur after dark. The type of fencing and security measures will need to vary to suit particular areas.

Consideration should be given to a single dedicated entry and exit points to enable parents or guardians control and supervision. I would recommend that the eventual location is surrounded with railings or fencing with self-closing gates. Fencing at a minimum height of 1.2metres can discourage casual entry, and provide a safe clean dog free play area and reduce damage to equipment.

Consideration should also be given to alternative relocation of either play areas.

To prevent vehicle access into the green open space areas from surrounding roads that immediately border them, I would recommend preventative measures, such as knee high post and rail fencing to deter access.

As there are two ponds situated at the southern end of the development. In order to protect them from the accidental access by children and the dangers of falling in deep water, consideration should be given perimeter protection, signage and rescue equipment.

Across the development, I recommend 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 throughout the development will be an important consideration.

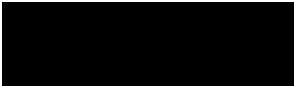
Secured by Design 'Homes 2019' document (Chapter 18) recommends all street lighting should meet specifications within BS 5489-1:2013. It also comments that bollard lighting is not compliant with BS5489:2013 because it does not project sufficient light at the right height and distorts the available light 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.

Consideration must also be given to tree planting and street lighting, as a large tree canopy can block natural light and also restrict the effectiveness of street lighting. Branches may also come into collision with the street lights.

In regard to cycle storage, I refer the applicant to SBD (Homes 2019) Chapter 56) which provides advice for bicycle storage provided within garden sheds and also at (Paragraph 56.4) minimum standards for secure external cycle storage which suggests cycles should be locked with both wheel and the cross bar to a stand rather than just the cross bar or one wheel.

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



Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters