



Local Policing Support Team

Your Ref: A/109/20/RES

Our Ref: LM/ARU/20/19A

Date 19th August 2020

Contact Name: Lee Melbourne

Tel: [REDACTED]

Mobile No: [REDACTED]

Dear Mr Eastham,

RE: Land South of Water Lane Angmering

Thank you for your correspondence of the 4th August 2020, advising me of a planning application for Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated) 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 and Building Control Departments in England (Part Q Security – Dwellings), that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found at www.securedbydesign.com

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 the 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 and site specific requirements should be considered.

I direct the applicant or their agent to our website at www.securedbydesign.com where the SBD Homes 2019 Version 2 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

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has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

I refer the applicant to previous correspondence from this office Your Ref: A/99/17/OUT dated the 30th May 2017 and Our Ref: PE/ARU/17/23A dated the 28th June 2017 to which all comments in the main remain extant.

The development has outward facing dwellings with back to back gardens which has created good active frontage with the streets and the public areas being overlooked.

With regards to the communal parking areas 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.

With regards to the apartment block developments with two or more floors are required to have a door entry system and access control system (regardless of the number of flats, apartments, bedsits or bedrooms) and therefore I direct the applicant to the contents of Chapter 21 SBD Homes 2019 Version 2 (Para 21.1 to 21.17) and (21.9 to 21.22).

With regards to the LEAP and LAPS communal areas such as playgrounds, toddler play areas and seating facilities have the potential to generate crime, the fear of crime and anti-social behaviour. I am pleased to note that they have been designed to allow natural surveillance from nearby dwellings.

I would ask that when consideration is given to the eventual locations of the LEAP and LAPS that they are surrounded with railings with self-closing gates to provide a dog free environment.

With regards to the proposed landscaping I recommend that ground planting should not be higher than 1 metre with tree canopies no lower than 2 metres. This arrangement provides a window of observation throughout the area.

Finally, lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS 5489-1:2013.

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

Miss Lee A Melbourne
Designing Out Crime Officer
Sussex Police Headquarters

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