



Local Policing Support Team

Your Ref: A/122/19/OUT

Our Ref: NW/ARU/18/05B

Date 17th October 2019

Dear Mr Gardner

RE: Land off Arundel Road Angmering, BN16 4ET

Thank you for your correspondence of 12th September 2019, advising me of an 'Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18/OUT). This application 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.

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

Further details can be found on www.securedbydesign.com within (Homes 2019) document and (Commercial Developments 2015) document.

Mr A Gardner
Planning Officer
Planning Control
Arun District Council

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

I refer to my previous letter NW/ARU/18/05A dated 17th April 2018 regarding previous planning application A/36/18/OUT to which all matter remain extant.

The development has different requirements for residential dwellings, commercial development, sports facilities and the community hub and recommendations can be found within the above two documents.

The residential development should reflect the attributes of safe, sustainable places set out in Safer Places – The Planning System and Crime Prevention. These are:-

- Access and movement - places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
- Structure - places that are structured so that different uses do not cause conflict.
- Surveillance - places where all publicly accessible spaces are overlooked.
- Ownership - places that promote a sense of ownership, respect, territorial responsibility and community.
- Physical protection - places that include necessary, well designed security features.
- Activity - places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- Management and maintenance - places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

Residential Areas

I refer to (SBD Homes 2019) for advice regarding the residential development and will provide further in depth advice at reserved matters.

(Section 1 Homes 2019)

(Chapter 8) provides recommendations regarding the layout of roads and footpaths, and street lighting.

(Chapter 9) provides recommendations regarding Communal areas and play areas, including LAP's LEAP's and NEAPS and multi-use games areas (MUGA's) applicable to the proposed LEAP within the centre of the development and the MUGA on the south side of the Sports hub.

(Chapters 10, 11 and 13) provide further recommendations and advice regarding dwelling boundaries, layout and orientation of dwellings and advice regarding rear access to dwellings.

(Chapter 16) gives recommendations regarding vehicle parking within the dwelling areas.

(Chapters 17 and 18) provide further advice regarding planting and street lighting in new developments.

(Section 2a Homes 2019)

Gives recommendations for the physical security for the proposed dwellings and provides technical guidance on Police Preferred Specifications and requirements for Secured by Design.

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[REDACTED]

Commercial Areas and Sports Hub

For the development of the commercial area and sports hub and Secured by Design recommendations and Specifications I refer the applicant to

(Commercial Developments 2015) document.

(Chapters 7 to 12) provide appropriate advice for the development roads and footpaths.

(Chapters 13- 18) provide further advice regarding boundaries, security fencing and gates.

(Chapter 20) gives advice regarding Vehicle Access and parking.

(Chapters) 21 to 24 covers external security issues

(Chapters 26 to 31 provide advice regarding storage of fuel and waste storage which will be an important factor for the commercial area.

(Chapters 32 to 38) include recommendations regarding the building shell and internal layout.

(Chapters 39 and 40) giving recommendations regarding internal and external lighting.

Section 2 of SBD Commercial Developments 2015 provides chapters on the physical security of the perimeter and external areas, the shell of the commercial buildings and further internal security considerations.

Thank you for giving me an opportunity to comment, and as previously stated I will comment further at reserved matters.

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**

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