



Local Policing Support Team

Your Ref: A/136/20/PL

Our Ref: LM/ARU/20/27A

Date 7th September 2020

Contact Name: Lee Melbourne Tel [REDACTED]

Dear Mrs Gardner,

RE: Land North of Mayflower Way Mayflower Way Angmering BN16 4AY

Thank you for your correspondence of the 3rd September 2020, advising me of a planning application for Erection of 24 No. dwellings with garaging & open residential & visitor parking, new access from Mayflower Way, provision of hard & soft landscaping & open space, foul & surface water drainage systems & other works (resubmission following A/46/20/PL). This application is Liable as 20 new dwellings in CIL Zone 2 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 always be considered.

Mrs Gardner
Planning Officer
Planning Control
Arun District Council

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

I refer the applicant to previous correspondence from this office Your Ref: AL/46/19/PL dated the 23rd April 2019 and Our Ref: NW/ARU/19/12A dated the 28th May 2019 to which all comment remain extant.

Additionally I refer the applicant to previous correspondence from this office Your Ref: AL/46/20/PL dated the 22nd June 2020 and Our Ref: LM/ARU/20/16A dated the 23rd June 2020. This application was subsequently withdrawn but all comments made therein remain extant.

I note that this application is a resubmission following A/46/20/PL.

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

The development in the main has a good active frontage with the public areas being overlooked.

With regards to the proposed gate access to the rear gardens - from a crime prevention perspective the gates must be placed at the entrance to the footpath as near to the front building line as possible, so that attempts to climb them will be in full view of the street and be the same height as the adjoining fence so as not to reduce the overall security of the dwellings boundary. Where possible the street lighting scheme should be designed to ensure that the gates are well illuminated. Gates must be capable of being locked (operable by key from both sides of the gate). The gates must not be easy to climb or remove from their hinges.

I recommend that the proposed 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. 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.

SBD considers that bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

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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Malling House, Malling, Lewes, East Sussex,
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