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## Local Policing Branch

Your Ref: A/169/17/OUT

Our Ref: NW/ARU/17/15/B

Date: 17<sup>th</sup> October.2017

Contact Name: Neville Wren

Dear Mr Easton

### **RE.Land West of Brook Lane and South of A259 Angmering**

Thank you for your correspondence of 18<sup>th</sup> September 2017, advising me of an Outline application with all matters reserved for demolition of existing buildings on site & erection of a mixed use development comprising up to 90 No. residential units, a care home (Use Class C2 & C3) & ancillary facilities including railway crossing, together with associated access, car parking & landscaping (resubmission following A/44/17/OUT). This application is a Departure from the Development Plan & lies within the parishes of Littlehampton & Rustington 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.

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and 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 should be considered.

I refer to our previous crime prevention advice letter for the development dated 18<sup>th</sup> April 2017 (Our Ref PE/ARU/17/15/A) in regard to outline planning application. (Your ref A/44/17/OUT). The advice remains extant.

In addition to those comments I note that there are proposals to install 900mm high lighting bollards at many locations across the site together with a limited number of WSCC approved lamp posts. Bollard lighting is not compliant with Secure by Design 'Homes 2016' recommended lighting advice of BS5489:2013 as it does not project sufficient light at the right height and distorts available light due to its up lighting effect, making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

If bollard lighting is specifically required in planned locations I recommend vandal resistant bollards are installed.  
( [www.SecurebyDesign.com](http://www.SecurebyDesign.com) )

It is noted some local authorities have a 'Dark Sky' policy.

Mr D Easton  
Planning Officer  
Planning Control  
Arun District Council

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

Telephone: 101 | 01273 470 101

I have concerns that the new public footpath link at the west end of the development across the proposed public space is out of sight of nearby housing which may attract crime and antisocial behaviour. Illuminating locations isolated from view can be very beneficial but sometimes attract unwanted behaviour and the low bollard lighting may be subject to damage.

I note the current footpath does not appear to be illuminated which may reflect low use during the hours of darkness.

The proposed footbridge over the railway will act as a pinch point for walkers accessing the development. I am pleased to see that during the hours of darkness the bridge will be illuminated by Network Rail. The lighting should also be vandal resistant.

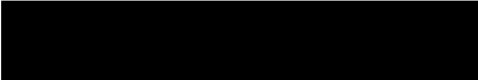
Any parking areas surrounding the communal flats and apartments where a number of vehicles may be parked should be illuminated and in view of active rooms. An active room is where there is direct and visual connection between the room and the street or the car parking area. Such visual connections can 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.

Although I have viewed the descriptive letter from St Matthews ( its potential user ) regarding facilities and management it could provide I am unable to find any plans for the 'Care Home' proposed for the eastern end of the development and therefore cannot make any recommendations.

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.

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended, therefore, that before making any amendments to the application, the applicant or their agent first discuss these comments with the Local Planning Authority.

Yours sincerely



**Neville Wren**  
**Designing Out Crime Officer**  
**Sussex Police Headquarters**

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

Telephone: 101 | 01273470101