



Local Policing Support Team

Your Ref: BR/190/20/OUT

Our Ref: LM/ARU/20/26A

Date 3rd September 2020

Contact Name: Lee Melbourne

Te [REDACTED]

Dear Mr Davies,

RE: 26 Burnham Avenue Bognor Regis PO21 2JU

Thank you for your correspondence of the 3rd September 2020, advising me of a planning application for Outline application with all matters reserved for 10 No. new dwellings consisting of 1 No. 1 bed property, 8 No. 2 bed properties & 1 No. 4 bed property with associated services, landscaping, car parking & amenity (resubmission following BR/49/19/OUT) 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.

I note that this is a resubmission and refer the applicant to previous correspondence from this office Your Ref: BR/49/19/OUT dated the 18th March 2019 and Our Ref: NW/ARU/19/08A dated the 12th April 2020 to which all comments remain extant.

Mr Davies
Planning Officer
Planning Control
Arun District Council

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

Due to the application being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

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.

From a crime prevention perspective regards the proposed blocks, it will be imperative that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. For additional information I refer the applicant to chapter 27 SBD Homes Version 2 2019.

With regard to the proposed cycle storage refer the applicant to SBD Homes Version 2 2019 Chapter 56 56.3.

From a crime prevention perspective with regards to the 3 proposed gated entrances these need to be of a construction that allows natural surveillance to ensure the safety of users and do not aid unseen entry onto the site by a would be offender.

With regards to the proposed parking areas - where communal parking occurs 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. Gable ended windows can assist in providing observation over an otherwise unobserved area.

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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