



Local Policing Support Team

Your Ref: BR/83/20/PL

Our Ref: LM/ARU/20/11A

Date 7th May 2020

Contact Name: Lee Melbourne

Tel: [REDACTED]

Mobile No: 07789902828

Dear Mr Cross,

RE: 25 Sudley Road Bognor Regis PO21 1EW

Thank you for your correspondence of the 30th April 2020, advising me of a planning application for New 2 storey extension on first floor with loft floor and 8 No (4 No front & 4 No rear) dormer windows, first floor rear extension (mansard floor) with 8 No roof windows, alterations to ground floor shopfront & new access to upper floor for 12 No residential units (10 No. 1 bed & 2 No. 2 bed). This application may affect the setting of a Listed Building 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. 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.

With regards to the proposed 2 storey extension I direct the applicant or their agent to our website at www.securedbydesign.com where SBD Homes 2019 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

Mr Cross
Planning Officer
Planning Control
Arun District Council

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

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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.

With regards to the alterations to the ground floor shopfront I direct the applicant or their agent to our website at www.securedbydesign.com where the Secured by Design (SBD) Commercial Development 2015 document can be found. This is a comprehensive document that encapsulates both commercial developments where the public have no formal access, e.g. factory or office buildings, and those where public access is integral to the commercial use such as retail premises, leisure centres and public buildings. This document will be able to provide the applicant with in-depth crime prevention advice pertinent to the design and layout.

It is imperative to ensure that the structure of the development is maintained so that different uses do not cause conflict with each other. Segregation of the day to day activities of the residential element from the day to day activities of the commercial / retail element development is essential.

It is important to note that for communal developments, security is not only relevant externally but it also has to be present to assist in preventing internal criminal acts as well, deterring both external and internal threats to residents.

I would also like to see this development reflect the attributes of safe, sustainable places.

I would therefore encourage the applicant to update the Design and Access Statement to include appropriate measures for crime prevention and community safety and to reflect the commercial and residential elements of this development using the principles of Secured by Design and the attributes of safe, sustainable places. 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.

Thank you for giving me an opportunity to comment.

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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



Lee Melbourne
Designing Out Crime Officer
Sussex Police Headquarters

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