



## Local Policing Support Team

Your Ref: CM/48/21/RES

Our Ref: LM/ARU/17/05D

Date 8<sup>th</sup> September 2021

Contact Name: Lee Melbourne



Dear Mr Eastham,

### **RE: Land to the West of Church Lane South of Horsemere Green Lane Climping**

Thank you for your correspondence of the 7<sup>th</sup> of September 2021, advising me of a planning application for approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable at the above location, for which you seek advice from a crime prevention viewpoint.

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 – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

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 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](http://www.securedbydesign.com)

This planning application pertains to the approval of reserved matters following the grant of CM/1/17/OUT.

Mr Eastham  
Planning Officer  
Planning Control  
Arun District Council

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



I duly refer the applicant to previous correspondence from this office Your Ref: CM/1/17/OUT and Our Ref: PE/ARU/17/05/A dated the 1<sup>st</sup> February 2017. Additionally, Your Ref: CM/13/18/OUT dated the 4<sup>th</sup> May 2018 and Our Ref: NW/ARU/17/05B dated the 21<sup>st</sup> May 2018 and lastly Your Ref: CM/13/18/OUT dated the 28<sup>th</sup> June 2018 and Our Ref: NW/ARU/17/05C dated the 6<sup>th</sup> July 2018 to which all comments contained therein remain extant.

### **Community Centre Building:**

The accompanying planning statement discusses a potential shop and an early years nursery so I therefore advise the applicant of the following:

### **Local Shop**

I direct the applicant or their agent to our website at [www.securedbydesign.com](http://www.securedbydesign.com) where the Secured by Design (SBD) Commercial Development 2015 Version 2 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.

Should CCTV be a consideration the following documents will be of assistance to the applicant.

Details regarding CCTV and Data Protection can be found at the Information Commissioners Office website at: [https://icosearch.ico.org.uk/s/search.html?query=CCTV&collection=ico-meta&profile=\\_\\_default](https://icosearch.ico.org.uk/s/search.html?query=CCTV&collection=ico-meta&profile=__default)

CCTV guidance for police requirements:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/378449/09-05-UK-Police-Requirements22835.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378449/09-05-UK-Police-Requirements22835.pdf)

The installation of an intruder alarm is a matter for the specifier, but consideration should be given to the installation of an intruder alarm as required by the eventual commercial tenants.

### **Early Years Nursery:**

I direct the applicant or their agent to website at [www.securedbydesign.com](http://www.securedbydesign.com) where the Secured by Design (SBD) New Schools 2014 Document can be found. This document provides design guidance and specification requirements for reducing the risks for crime against people and property in all schools and school grounds such as burglary, theft, arson, vehicle crime and assault. The same advice is also intended to reduce the fear of crime and the incidence of anti-social behaviour. Consequently, consideration is given to both environmental design and physical security.

### **Car Parking**

The applicant may also wish to consider applying for a Parkmark accreditation for the car parking areas within this area of the development. Parkmark and the Safer Parking Scheme is owned by Police Crime Prevention Initiatives Ltd on behalf of the police service and managed by the British Parking Association. It is aimed at reducing both crime and the fear of crime in parking facilities. Details can be found at [www.parkmark.com](http://www.parkmark.com)

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## **Residential:**

The orientation of the dwellings will ensure that all publicly accessible areas benefit from overlooking and good natural surveillance.

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.

In relation to the apartments within the development it will be imperative that access control is implemented into the design and layout to ensure control of entry is for authorised persons only.

Additionally, I recommend the postal arrangements for the apartments is through the wall or externally mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the apartment's front doors. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

With regards to the LEAP and LAPS within the development - areas of play should be situated in an environment that is stimulating and safe for all children, be overlooked with good natural surveillance to ensure the safety of users and the protection of equipment, which can be vulnerable to misuse. They should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access. I would ask that these areas are surrounded with railings with self-closing gates to provide a dog free environment.

For guidance on footpath design within the development I direct the applicant to Chapter 8 paragraph 8.8 – 8.12 SBD Homes Version 2 2019.

In relation to landscaping - I recommend that 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.

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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