



Local Policing Support Team

Your Ref: P/167/21/RES

Our Ref: LM/ARU/21/26B

Date 30th November 2021

Contact Name: Lee Melbourne [REDACTED]

Dear Mr Easton,

RE: Land South of Summer Lane and West of Pagham Road Pagham

Thank you for your correspondence of the 30th of November 2021, advising me of a planning application for approval of reserved matters (appearance, layout, landscaping and scale) following outline planning permission P/140/16/OUT for the erection of 375 No dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way 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

Mr Easton
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: P/153/21/RES dated the 12th of November 2021 and Our Ref: LM/ARU/21/26A dated the 15th November 2021 to which all comments remain extant.

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 orientation of the dwellings within the development will ensure that all publicly accessible areas including the road layout, and communal amenity space benefit from overlooking and good natural surveillance.

From a crime prevention perspective with regards to the proposed flats, it will be imperative that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. Trades person or timed-release mechanisms are not permitted as they have proven to be the cause of antisocial behaviour and unlawful access to communal developments. For additional information I refer the applicant to chapter 27 of the SBD Homes Document Version 2 2019.

Additionally, I recommend the postal arrangements for the flats is through the wall or externally mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the flat'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.

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 ELEAP & LAPS - 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 the ELEAP & LAPS within the development are surrounded with railings with self-closing gates to provide a dog free environment. For further information I direct the applicant to chapter 9 SBD Homes Version 2 2019.

With regards to footpath design throughout the development I refer the applicant to the SBD Homes 2019 Version 2 document chapter 8.

In relation to landscaping - 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 BS5489-1:2020.

Thank you for giving me an opportunity to comment.

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

Telephone: 01323 101000 Ext 610101

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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