



## Local Policing Support Team

Your Ref: P/24/20/RES

Our Ref: PE/ARU/20/09/A

Date 21<sup>st</sup> April 2020

Contact Name: Phill Edwards

Dear Mr Cole

**RE: Land North of Sefter Road & 80 Rose Green Road, Pagham.**

Thank you for your correspondence of March 2020 advising me of a planning application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated) 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. 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 above proposals, however, additional measures to mitigate against any identified local crime trends and site specific requirements should 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 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)

I am happy to discharge conditions 1, 6 & 7 with these crime prevention comments.

Mr R Cole  
Planning Officer  
Planning Control  
Arun District Council

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

Telephone: 01273 404535 ext 540113

### Residential

I was very pleased to note from the site plan that; overlooked streets with natural surveillance, back to back gardens that in the main have eliminated vulnerable rear garden pathways, good demarcation of defensible space, robust rear fencing, have all been incorporated into the development. Proposed Public Open Spaces and child's play areas have good observation over them from surrounding dwellings and natural surveillance.

Parking has been provided with on-curtilage, garage, overlooked and on-street parking bays with a number of parking courts. This should keep the street layout free and unobstructed. In order to create safe and secure parking, 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.

With respect to the buildings containing multiple dwellings, access control and door entry systems will be required and guidance on these can be found within SBD Homes 2019 document. I recommend the postal arrangements for the flats is either through the wall or externally mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the flats' 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. Further guidance on cycle security, perimeter fencing and gates can also be found within SBD Home 2019.

A footpath is proposed to circulate the development. I have one concern with this. Where it begins off Sefter Road, it runs to the rear of the first 08 No of dwellings. As a result of this path's presence the rear gardens here have become vulnerable to attack from the rear. I recommend the pathway is re-located across the road away from the dwelling's rear gardens, behind the scout hut following the boundary line. Information on footpath design is available within SBD Homes 2019.

### Scout Hut / Ambulance Community Response Post.

I direct the applicant or their agent to the SBD website where the 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 suitable in providing the applicant with in-depth crime prevention advice pertinent to the design and layout of both the above facilities. I recommend in order to avoid illegal vehicle dumping and rogue parking at the above location, a form of parking enforcement is implemented at this location.

Accredited products that are fit for purpose and appropriate along with natural surveillance, access control will assist the development in creating a safe and secure environment in which to partake in leisure activities.

### Primary School

I note that the reserved matter layout has taken into consideration that West Sussex County Council may call upon the primary school land to provide a school within the north-west of the site. To that end I refer the applicant to the SBD website where SBD 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 incidence of anti-social behaviour. Consequently consideration is given to both environmental design and physical security.

I was pleased to note the inclusion of lighting columns throughout the development. I ask that the lighting levels conforms to those within BS 5489-1:2013.

I thank you for allowing me the opportunity to comment.

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Sussex Police Headquarters  
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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



**Phill Edwards**  
**Designing Out Crime Officer**  
**Sussex Police Headquarters**

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