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Local Policing Branch

Your Ref: P/6/17/OUT

Our Ref: PE/ARU/17/07/A

Date: 13th February 2017

Contact Name: Phillip Edwards

Dear Mr Innes

Re: Land North of Hook Lane, Pagham, West Sussex.

Thank you for your correspondence of 25th January 2017, advising me of an outline application with some matters reserved for construction of up to 300 No, new homes, Care home of up to 80No beds, D1 use of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure.

I have had the opportunity to examine the detail within the application and given that the application is outline my comments will be broad with more in-depth advice being provided at reserve matters. In attempt to reduce the opportunity for crime and the fear of crime I offer the following comments from a Secured by Design (SBD) perspective.

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and with the level of crime and anti-social behaviour in Arun district being below 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 should be considered.

Residential

I direct the application or their agent to our website at www.securedbydesign.com where SBD Homes 2016 document can be found. The SBD 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.

Care Home

It will be important that access control is incorporated into the facility. Some compartmentalisation within the facility may be required to restrict access to the residential areas from any semi-public zones. Communal entrance doors, ground floor windows and flat front doors are to conform to PAS 024-2012.

Mr D Innes
Planning Officer
Planning Control
Arun District Council

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Retail

I direct the applicant or their agent to our website at www.securedbydesign.com 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 will be able to provide the applicant with in-depth advice pertinent to the design and layout.

Primary School

I direct the applicant or their agent to our website at www.securedbydesign.com where the 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 incidence of anti-social behaviour. Consequently consideration is given to both environmental design and physical security.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

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.

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended, therefore, that before making any amendments to the application, the applicant or their agent first discuss these comments with the Local Planning Authority.

Yours sincerely



Phillip Edwards
Designing Out Crime Officer
Sussex Police Headquarters

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