



Local Policing Support Team

Your Ref: WA/59/20/PL

Our Ref: LM/ARU/20/31A

Date 14th October 2020

Contact Name: Lee Melbourne [REDACTED]

Dear Mr Eastham,

RE: Land East of Tye Lane Walberton BN18 0DN

Thank you for your correspondence of the 2nd of October 2020, advising me of a planning application for Revision of the approved & partly implemented permission WA/95/18/RES & WA/44/17/OUT to provide for 30 No. additional dwellings including 9 affordable units & amendment to previously approved 81 No. dwellings with associated landscaping, road layout, access & parking. This application may affect the character & appearance of the Walberton Village Conservation Area 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 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

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 always be considered.

Mr Eastham
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 PE/ARU/17/24A dated 28th February 2017 regarding WA/44/17/OUT and NW/ARU/17/24B dated 28th November 2018 regarding application WA/95/18/RES, additionally NW/ARU/17/24C regarding WA/95/18/RES dated the 21st of February 2019 to which all matters regarding all correspondence 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.

I note that this new proposal seeks to provide an additional 30 dwellings incorporating 9 affordable units.

With regards to plots 40-41 from a crime prevention perspective to any 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.

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 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.

With regards to pedestrian links throughout the site - I direct the applicant to Chapter 8 paragraph 8.8 – 8.12 SBD Homes Version 2 2019 which offers guidance on footpath design.

With regards 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 5489-1:2013. I note from the design and access statement that bollard lighting is being considered. SBD considers that bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

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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