



## Local Policing Service Improvement & Engagement Department

Your Ref: DC/24/1158

Our Ref: LM/HOR/14/10D

Date 3<sup>rd</sup> September 2024

Contact Name: Lee Melbourne

Dear Mr Porter,

**RE: Berkeley Homes Development Site Phase 4 and 5 Worthing Road Southwater West Sussex**

Thank you for your correspondence of the 3<sup>rd</sup> of September 2024, advising me of a planning application for a minor material amendment (Section 73) to vary condition 2 of application reference DC/24/0772 (non-material amendment to previously approved application DC/18/1246) to the development hereby approved comprises 199 no. residential dwellings including 61 affordable dwellings and vary the plans approved under condition 1 of application reference DC/18/1246 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.

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.

This latest application relates a minor material amendment (Section 73) to vary condition 2 of application reference DC/24/0772 (non-material amendment to previously approved application DC/18/1246) and vary the plans approved under condition 1 of application reference DC/18/1246.

I refer the applicant to previous correspondence from this office pertaining to this site - PE/HOR/14/10A dated the 16<sup>th</sup> of April 2014 and PE/HOR/14/10B dated the 18<sup>th</sup> of November 2014.

Mr Porter  
Planning Officer  
Horsham District Council  
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Additionally, Your Ref: DC/18/1246 dated the 19<sup>th</sup> of June 2018 and Our Ref: NW/HOR/14/10C dated the 4<sup>th</sup> of July 2018.

I note that the proposed changes solely relate to the unbuilt Phase 4 with the aim to deliver an alternative housing mix and amend the proposed number of homes.

I would like to take this opportunity to direct the applicant or their agent to our website at [www.securedbydesign.com](http://www.securedbydesign.com) where the SBD Homes 2024 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.

With regards to the apartment blocks (A-F) - Plots 043-045, 046-048, 019-032, 067-074, 075-081 and 131-133 - from a crime prevention perspective 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 advised as they have proven to be the cause of antisocial behaviour and unlawful access to communal developments.

There are also increasing crime problems associated with letter plate apertures, such as identity theft, arson, hate crime, lock manipulation and 'fishing' for personal items (which may include post, vehicle and house keys, credit cards, etc). In order to address such problems SBD strongly recommends, where possible that mail delivery is via a secure external letter box meeting the requirements of the Door and Hardware Federation Technical Standard 009 (TS 009) or delivery 'through the wall' into a secure area of the proposed dwellings and apartments. These should be easily accessible i.e., at a suitable height for a range of users.

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.

I also note a link between play spaces across phases 4 and 5 has been introduced.

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.

To provide a dog free environment, I would ask that consideration is given to surrounding the play areas with railings and self-closing gates.

In order to maintain as much natural surveillance as possible – ground planting throughout the development 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. This will enable capable guardians to report incidents to the authorities should they occur. A capable guardian has a 'human element' that is usually a person who, by their mere presence would deter potential offenders from perpetrating a crime.

Lighting is an effective security measure and a useful tool for public reassurance in that it enables people to see at night that they are safe or, to assess a developing threat and if necessary, to identify a route they could take to avoid potential issues.

Recent events that have made national news have become the focus of concern over safety in public places means that there is merit in recognising the enormous value people place on being able to move around in public places at night under high quality lighting systems.

Finally, construction sites often suffer from theft, criminal damage, arson, and anti-social behaviour, all of which can have a major impact on completion dates and overall development costs.

The SBD Construction Site Security Guide 2021 is designed to be risk commensurate and provides advice on how to secure the site from the moment the hoarding goes up until the moment the development is handed over to the client or end user. The advice is based on proven crime prevention principles that are known to reduce criminal opportunity by creating safer, more secure, and sustainable environments. It applies to all construction sites regardless of their size and is intended for all staff including security personnel.

It is also recommended that contact is sought by the developer with local Neighbourhood Police Team (NPT) to establish good relations whilst the development is in the construction phase.

Further advice on construction site security can be obtained from the Secured by Design Website:  
[www.securedbydesign.com/images/CONSTRUCTION\\_SITE\\_SECURITY\\_GUIDE\\_A4\\_8pp.pdf](http://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf)

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**