



**Kent
Police**

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Planning
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Date: 14 May 2020
Ref: 20/00419/LM1.205

Dear Planning

Thank you for the email and opportunity to comment in regard to:

Location: Almond House Betteshanger Sustainable Parks Sandwich Road Sholden CT14 0BF
Proposal: Outline application with all matters reserved for up to 210 dwellings including up to 12 self-build plots, together with up to 2,500 sqm of office (Use Class B1) floorspace and up to 150 sqm of retail (Class A1) floorspace

We have reviewed this outline application in regard to Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF).

We request a detailed discussion with the applicants/agents. We use details of the site itself, also details of relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behavior (ASB), Nuisance and Conflict.

Secured by Design (SBD) is the UK Police flagship initiative addressing designing out crime and security. The Gold award incorporates the security of the external environment together with the physical security specification of the home. Silver offers those involved in new developments, major refurbishment and the individual the opportunity to gain an award for the level of physical security provided. SBD have design guides for Housing "Homes 2019" suited to developments such as this and also for Self Build, both dated 2019. Independently certificated products that meet recognised security standards have been responsible for consistently high reductions in crime as verified by numerous independent academic research studies of 87% reduction in burglaries in new homes. There is a carbon cost for crime and incorporating SBD policy would provide an ideal opportunity for it to be addressed.

We have some concerns that should be addressed if this application proceeds, they include:

1. The development layout and permeability are a concern if they allow too many routes so that criminality and ASB can thrive as the natural surveillance is diluted.
2. The wildlife buffers, nature areas, green spaces and similar require protection to ensure that they do not attract anti-social behaviour e.g. bike, small vehicle or motorbikes.
3. A need to incorporate the latest designing out crime and crime prevention measures prior to the full planning application submission and based upon SBD (above) and CPTED:

Access and Movement: Places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;

Structure: Places that are structured so that different uses do not cause conflict;

Surveillance: Places where all publicly accessible spaces are overlooked;

Ownership: Places that promote a sense of ownership, respect, territorial responsibility and community;

Physical Security: Places that include necessary, well-designed security features;

Activity: Places where the level of human activity is appropriate to the location and creates a sense of security at all times;

Management and Maintenance: Places that are designed with management and maintenance in mind, to discourage crime in the present and future.

We welcome a detailed discussion with the applicant/agent about site specific designing out crime.

This information is provided by Kent Police DOCO's and refers to situational crime prevention. This advice focuses on CPTED and Community Safety with regard to this specific planning application.

Yours sincerely

DOCO.

Designing Out Crime Officer
Public Protection and Partnerships Command
PVP Central Co-ordination Department