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Your Ref: AI/111/16/OUT

Our Ref: PE/ARU/16/34/A

Date: 01st December 2016

Contact Name: Phill Edwards

Dear Ms Potts

Re: Land East of Orchard Gardens Woodgate, Aldingbourne, West Sussex.

Thank you for your correspondence of 31st October 2016, advising me of an outline planning application for 57 residential units 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 due to it being outline, my comments will be broad with more in-depth advice being delivered at reserved matters. 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 Police service and supported by the home office that recommends a minimum standard of security using proven, tested and accredited products.

The development in the main has outward facing dwellings overlooking the main street. This has created good active frontage with the streets and the public areas being overlooked. This design has eliminated the need for vulnerable rear garden pathways. Parking in the main has been provided with in-curtilage parking with a number of on street parking bays, this should leave the street layout free and unobstructed.

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.

As the first line of defence, perimeter fencing must be adequate with vulnerable areas such as side and rear gardens needing more robust defensive barriers by using walls or fencing to a minimum height of 1.8metres. Gates that provide access to the side of the dwelling or rear access to the gardens must be robustly constructed of timber, be the same height as the adjoining fence and be lockable. Such gates must be located on or as near to the front of the building line as possible.

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.

Ms C Potts
Planning Control
Arun District Council

T Croucher
Tcplanning
The Mission Hall
Lidsey Road
Bognor Regis
PO22 9PH

DX 57406 LITTLEHAMPTON

Sussex Police Headquarters

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

Telephone: 101 | 01273 470 101

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Should the applicant wish to know more about the Secured by Design (SBD) award I direct their attention to our website at www.securedbydesign.com where detailed information on the SBD scheme and application process can be found.

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



Phill Edwards
Designing Out Crime Officer
Sussex Police Headquarters