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Local Policing Branch

Your Ref: EG/46/17/OUT

Our Ref: PE/ARU/17/28/A

Date: 09th August 2017

Contact Name: Phillip Edwards

Dear Mr Temple

Re: Land North of Spode Cottage & West of Greenings and South of Fontwell Cottages, Eastergate Lane, PO20 3AA.

Thank you for your correspondence of 14th July 2017, advising me of an outline planning application with some matters reserved for up to 30 No dwellings & two vehicular access points, 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.

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. 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.

The development has outward facing dwellings which 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 has been provided for with in-curtilage, garage & an overlooked parking court, this should leave the street layout free and unobstructed.

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 from both sides. Such gates must be located on or as near to the front of the building line as possible.

Lighting throughout the development will be an important consideration and if implemented into the development, should conform to the recommendations within BS5489:2013.

I have no concerns from a crime prevention viewpoint regarding this application.

Mr R Temple
Planning Officer
Planning Control
Arun District Council

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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.

Yours sincerely



Phillip Edwards
Designing Out Crime Officer
Sussex Police Headquarters

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