



Your Ref: F/9/14/PL

Our Ref: PE/ARU/14/09/A

Date: 28th May 2014

Contact Name: Phill Edwards

Dear Mr Cronin

Re: Land South of Burndell Road, Ford, BN18 0HR.

Thank you for your correspondence of 23rd April 2014, advising me of an outline planning application for a proposed development 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 the application being outline my comments will be broad with more detailed in depth advice being delivered at reserved matters, however in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

I was pleased to note that the Design and Access Statement submitted in support of the application gave mention to some crime prevention measures to be incorporated into the design and layout and that Secured by Design principles were to be adopted across the site. 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. Design and Access Statements for outline and detailed applications should therefore demonstrate how crime prevention measures have been considered in the design and layout of the development.

The development in the main has outward facing dwellings which has created good active frontage with the streets and the public areas being overlooked. Parking has been provided for with in-curtilage which should leave the street layout free and unobstructed. Where communal parking occurs it is important that they must be within view of active rooms 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.

It is important that the boundary between public space and private areas are clearly indicated. It is desirable for dwelling frontages to be open to view, so walls fences and hedges will need to be kept low or alternatively feature a combination (max height 1m) of wall, railings or timber picket fence. 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. In circumstances that require a more open feature, 1.5m fencing topped by 300mm of trellis can achieve both requirements. 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 fence and be lockable. Such gates must be located on or as near to the front of the building line as possible. Consideration to be given to wooden palisade constructed gates that give observation in both directions.

Mr C Cronin
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It is important to avoid the creation of windowless elevations and blank walls adjacent to space to which the public have access. These can have the effect of attracting graffiti and inappropriate loitering. An addition of a first floor window or a buffer zone can assist in reducing these concerns. Buffer zones can take the form of railings or defensible planting or a combination of both, i.e. the railing to indicate the private space and the planting to prevent direct access, this is also very effective on vulnerable windows.

The central green space is positioned well with very good surveillance from the surrounding dwellings but it will be necessary to keep foliage low in order to maintain natural surveillance throughout. Leisure areas including Local Areas of Play, Local Equipped Areas of Play and Neighbourhood Equipped Areas of Play require careful consideration when selecting their location. This must include inclusion of boundary fencing and landscaping of the area, but still provide natural surveillance and lighting as appropriate. The play areas should also reflect the differing age ranges; ensuring consideration has been given to all. The National Playing Fields Association has recommendations for particular areas of choice.

As a percentage of the development will be affordable I direct your attention to our website at www.securedbydesign.com for information on the SBD Scheme

Finally, lighting will be an important consideration, both in the car parking area, around the buildings and communal areas and should conform to BS 5489 -13.

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.

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.

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
Crime Prevention Design Adviser
Sussex Police Headquarters