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Your Ref: LU/116/13

Our Ref: PE/ARU/13/10/A

Date: 24th June 2013

Contact Name: Phill Edwards

Tel: 101 ext: 40113

Direct Dial No: [REDACTED]

Dear Mr Cronin

Re: Hollyacre Toddington Lane, Littlehampton, West Sussex.

Thank you for your letter of 30th May 2013, advising me of 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 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. 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 of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places – The Planning System and Crime Prevention.

The development has in the main outward facing dwellings with in curtilage or overlooked parking spaces.

As a percentage of the development will be affordable I direct the applicant to visit our website at www.securedbydesign.com for information on the SBD scheme.

I have concerns over the parking requirements to the rear of plots 32 - 43, and 57 & 58. The parking slots are vulnerable as they are unobserved from the surrounding dwellings. Both are exposed to proposed external pedestrian links leading directly to the parking courts.

Where there are paths leading to rear gardens I recommend that these are situated to the front of the building line as is possible. As the first line of defence, perimeter fencing must be adequate with vulnerable areas such as side and rear gardens needing walls or fencing to a minimum height of 1.8 metres. Where there are rear access passageways that are unobserved, I recommend that the rear garden's boundary fence is 1.5metres high, topped with 300mm of trellis. This arrangement provides a secure height to the boundary as well as providing surveillance from the garden into an otherwise unobserved area.

I note that the proposed car barns are enclosed on 3 sides. In the interests of security and safety of the vehicles and their users, I ask these be illuminated with PIR operated lighting. I have concerns over the vulnerability of the proposed cycle security within the car barns as they are in an totally unobserved area.

Mr C Cronin
Planning Control
Arun District Council

Mr C Barker
ECE Planning Limited
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

DX 57406 LITTLEHAMPTON

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Lighting throughout the development will be an important consideration especially in the car parking areas around the dwellings and the communal areas.

The Safer Places document from the ODPM, (2004) offers a good practice guide for the creation of well designed and safe places through the planning system. 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

A handwritten signature in black ink, appearing to read 'P Edwards', with a stylized flourish at the end.

Phill Edwards
Crime Prevention Design Adviser
Sussex Police Headquarters