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Your Ref: LU/116/13

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

Date: 17th September 2013

Contact Name: Phill Edwards

Dear Mr Cronin

Re: Hollyacre Toddington Lane, Littlehampton, West Sussex.

Thank you for your contact of 28th August 2013, advising me of an amendment to the 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.

Again I was pleased to note that the Design and Access Statement submitted in support of the application gave full details of the 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 overlooked in-curtilage parking and 2 rear parking courts which in the main are unobserved from active rooms within the dwellings. An active room is one which has direct and regular visual connection between the room and the street or car park. A kitchen and living room would constitute an active room a bathroom or bedroom would not.

The amendment addresses the spaces between dwellings. However, my previous concerns of PE/ARU/13/10/A with the numerous access points into the development, including those between plots 61 & 60 and plots 20 - 21 have not been addressed. These access points lead directly to an unobserved rear car parking court behind 60 - 61 and the access point between 20 -21 leads to a poorly overlooked parking court; i.e. there are only two active rooms from the flat over garages that overlook the rear of 14 dwellings here.

These unobserved car parks could become the victims of vehicle crime. If that occurs the residents may lose confidence in the car park's security and ability to keep their vehicles safe, and as a result will park in full view of their homes. This could result in the street layout becoming choked and obstructed with illegal parking causing disharmony and disruption throughout the development.

Mr C Cronin
Planning Control
Arun District Council

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The amendment has also introduced 3 open spaces at the centre, North West & South East corners of the development. I was pleased to note that these have 600mm railings around their perimeter. All 3 open spaces are 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.

The North West open space has a proposed pumping Station within its close proximity. This area will have to be controlled discouraging entry and I suggest that a 1.8 metre high palisade fence with matching lockable gates are utilised to control entry. I recommend that the same measures are adopted for the proposed electrical sub-station to the west of plots 1 - 4.

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.

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.

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



Phill Edwards
Crime Prevention Design Adviser
Sussex Police Headquarters