

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 May 2017 11:00
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/121/17/RES
Attachments: ARU 17 17A - land North of Toddington Lane Parcel C1 & Parcels B2 B4 & C2 Littlehampton.pdf

From: [REDACTED]
Sent: 15 May 2017 10:48
To: Planning.Responses
Subject: Planning Consultation on: LU/121/17/RES

Hi Claire
Please find attached my comments for the above application.
Kind regards
Phill

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Local Policing Branch

Your Ref: LU/121/17/RES

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

Date: 15th May 2017

Contact Name: Phillip Edwards

Dear Ms Potts

Re: Land North of Toddington Lane, Parcel C1 & part Parcels B2 B4 & C2 Littlehampton, BN17 7PP.

Thank you for your correspondence of 19th April 2017, advising me of a planning application for approval of reserved matters following outline consent LU/47/11/ for construction of 126 No. dwellings together with internal road network, car parking & landscaping at the above location, for which you seek advice from a crime prevention viewpoint.

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, and 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.

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 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. Details can be found on www.securedbydesign.com

The development in the main has outward facing dwellings with back to back gardens which has created good active frontage with the streets and the public areas being overlooked, this design has all but eliminated the need for vulnerable rear garden pathways, however there are still a number within the development.

Parking in the main has been provided with in-curtilage, garage, overlooked bays and a number of on street parking bays, this should leave the street layout free and unobstructed. I am concerned about the garage and in-curtilage parking provided for plot 101, this area has no observation over it at all. This is replicated for plot's 55 & 65 in curtilage parking bays, they are not overlooked or have any observation over them. The communal block, plots 95 – 100 must have good observation over their rear parking court. 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.

Ms C Potts
Planning Officer
Planning Control
Arun District Council

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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. I note that the development's perimeter is designated as having 1.8 metre high close board fencing, this must however be extended to the dwelling's boundary fencing as well.

In circumstances that require a more open feature such as a garden overlooking a rear parking court or a rear garden pathway, 1.5metre high close board fencing topped with 300mm of trellis can achieve both security and surveillance requirements. This solution provides surveillance into an otherwise unobserved area and a security height of 1.8 metres.

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. An example of this would be for plot's 5, between plots 7 – 8 & 9 – 10 and plot 12. This will remove the opportunity for loitering and remove easy unauthorised access to the rear of the properties which otherwise would make it vulnerable.

Lighting throughout the development will be a very large consideration and should conform to the recommendations within BS 5489:2013.

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
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