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Local Policing Branch

Your Ref: LU/121/17/RES

Our Ref: NW/ARU/17/17/B

Date: 18th October.2017

Contact Name: Neville Wren

Dear Mr Eastham,

RE.Land North of Toddington Lane Parcel C1 and part Parcels B2 B4 and C2 Littlehampton BN17 7PP

Thank you for your correspondence of 20th September 2017 advising me of Approval of reserved matters following outline consent LU/47/11/ for construction of 126 No. dwellings together with internal road network, car parking & landscaping 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, 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 was pleased to see Secure By Design principles have generally been incorporated in the layout of the development.

I refer to our letter Reference PE/ARU/17/17/A dated 15th May 2017 listing our concerns and note that the majority of rear garden pathways have been designed out as far as practicable.

Parking bays have been reviewed, confirming parking courtyards for Plots 95 to 100 are overlooked.

In addition I would add the following points from a crime prevention viewpoint.

1. Parking bays for plots 101 and 65 and 55 are still an issue in that they are not overlooked by an active room.
2. 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 plot12. This will remove the opportunity for loitering and remove easy unauthorised access to the rear of the properties which otherwise would make it vulnerable.

Mr M Eastham
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This will remove the opportunity for loitering and remove easy unauthorised access to the rear of the properties which otherwise would make it vulnerable.

3. Lighting throughout the development will be an important consideration and should conform to the recommendations within BS5489:2013.

4. Areas of play should be situated in an environment that is stimulating and safe for all children, be overlooked with good natural surveillance to ensure the safety of users and the protection of equipment, which can be vulnerable to misuse. I would recommend that the identified locations are surrounded with railings with self-closing gates to provide a dog free environment. Additionally it will be necessary to keep foliage low in order to maintain natural surveillance throughout, ground planting no higher than 1 metre with tree canopies no lower than 2 metres. 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.

5. External cycle stands should be either Sheffield hoop style stands of galvanised steel bar construction of at least 3mm thickness that would provide a higher degree of security and again situated where they are overlooked.

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

Neville Wren
Designing Out Crime Officer
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