



Your Ref: LU/177/14/PL

Our Ref: PE/ARU/13/24/B

Date: 17th July 2014

Contact Name: Phill Edwards

Dear Mr Sullivan

Re: The Old Dairy, Rear of 3 & 5 Church Street, Littlehampton.

Thank you for your contact of 25th October 2013, advising me of an application for a proposed development of 8 dwellings at the above location, for which you seek advice from a crime prevention viewpoint.

I have now examined this application and wish to advise you normally I would not reply to this application as the development would fall under our agreed criteria of:-

- 1) 10 or more domestic units,
- 2) Commercial applications in excess of 1,000 m² floor space,
- 3) Any other application that, in the opinion of the Planning Authority or Sussex Police, would benefit from crime prevention advice.

However as this is an amended resubmission of a withdrawn application that I have previously commented upon, I will provide you with the following comments in an attempt to reduce the opportunity for crime and the fear of crime at the above location.

I note that there is rear access to all the properties and that the development shows outward facing dwellings which have created good active frontage with the street and the public areas being overlooked. Parking has been provided for with in-curtilage parking bays or opposite overlooked dwellings which will leave the street layout free and unobstructed.

As the first line of defence, I was pleased to note there is a 2 metre high brick and flint wall proposed. Garden perimeter fencing must be adequate and I would recommend 1.8 metre high close board fencing for the rear and side gardens where appropriate.

Gates to the rear gardens should be of the same height and construction as the adjoining fence and brought forward to the front of the building line as is possible.

Mr D Sullivan
Planning Control
Arun District Council

Graham Nicolls Ltd
21 King Street
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BN18 9BJ

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Continuation sheet - 1

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