

Your Ref: LU/229/10

Our Ref: PE/EW/ARU/10/15/A

Date: 02 September 2010

Contact Name: Phill Edwards

Direct Dial No:

Dear Mrs Rodway

Re: Windroos Nursery, Worthing Road, Littlehampton.

Thank you for your correspondence of 30 July 2010, advising me of a proposed development at the above location, for which you seek advice from a crime prevention viewpoint.

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.

The location is in an average crime risk area compared to the rest of Sussex and I do not identify any major concerns with the proposals. I was pleased to note that the Design and Access Statement submitted in support of the application gave details of crime prevention measures to be considered in the design and layout of the development. Guidance on Information Requirements and Validation (CLG 2010), Section 6, Paragraph 132, states, "*PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine 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*".

At the entrance to the development brick piers or pillars in conjunction with a change of colour or texture of the road surface can be very effective in raising awareness that one is entering a semi public area. This can have a psychological effect on visitors and the residents who themselves can experience a sense of ownership and pride in their surroundings. The roads layout and the outward facing dwellings creates good defensible space. Parking in the main has been removed from the street leaving the road layout free and unobstructed. However there are some unobserved parking courts at the rear of plot 2, plots 15 & 16 and adjacent to plot 53.

It is important that the boundary between public space and private areas are clearly indicated. It is desirable for dwelling frontages to be open to view, so walls fences and hedges will need to be kept low or alternatively feature a combination (max height 1m) of wall, railings or timber picket fence.

Vulnerable areas such as side and rear gardens need more and robust defensive barriers by using walls or fencing to a minimum height of 1.8metres. In circumstances that require a more open feature, 1.5m fencing

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topped by 300mm of trellis can achieve both requirements. 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 fence and be lockable. Such gates must be located on or as near to the front of the building line as possible. Consideration to be given to wooden palisade constructed gates that give observation in both directions.

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 have recommendations for particular areas of choice.

As there will be a percentage of the dwellings requiring SBD accreditation, I direct the applicants attention to our website at www.securedbydesign.com for further information. It may be beneficial from a marketing viewpoint to apply the SBD award to the whole development.

The mandatory physical security requirements under the SBD Scheme are:-

- All final exit doors should conform to PAS 024 and any glazing, including sidelights, should be laminated, any outward opening doors would benefit from hinge bolts.
- Main communal entrance doors should be subject to access control with any trades buttons being coded and not timed. There should be an audio link with electronic release from the apartments. An audio/visual link is required if ten or more households share a communal entrance.
- The individual apartment entry doors should also conform to PAS 024 and be fitted with viewers and chains and where appropriate have letter aperture deflectors fitted.
- All ground floor and accessible windows must accord with BS7950 be laminated and if openers, have restrictors fitted.

Finally, lighting will be an important consideration, both in the car parking area, around the buildings and communal areas.

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