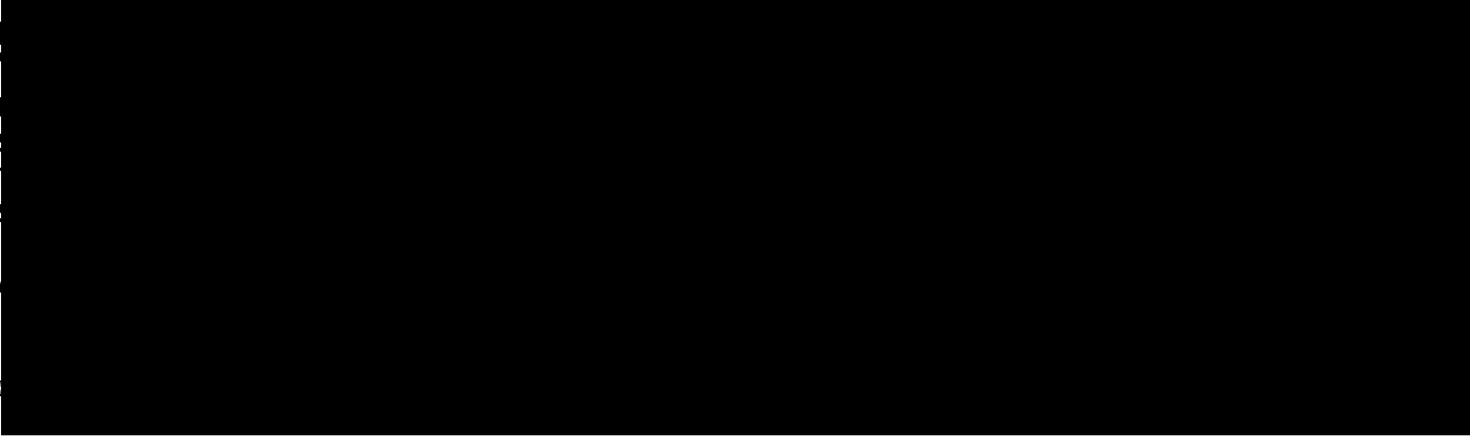




From: [REDACTED]
Sent: 30 November 2017 13:22
To: Planning.Responses
Subject: LU/376/17/OUT The Bungalow Southdown Nursery, Old Mead Road Littlehampton

Dear Mrs Garner,

Please find above my recommendations regarding the attached planning application.

Regards

Neville Wren | Designing Out Crime Officer
Sussex Police Headquarters | Amberley Block
Church Lane | Lewes | East Sussex | BN7 2DZ
[REDACTED]

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Local Policing Branch

Your Ref: LU/376/17/OUT

Our Ref: NW/ARU/35A

Date: 30th October 2017

Contact Name: Neville Wren

Dear Mrs Gardner

RE.The Bungalow , Southdown Nursery ,Old Mead Road Littlehampton

Thank you for your correspondence of 24th November 2017, advising me of an Outline application with all matters reserved for demolition of a bungalow & outbuildings & erection of up to 25 No. dwellings of which 30% will be affordable, with associated open space. Departure from the Development Plan for which you seek advice from a crime prevention viewpoint.

I have had the opportunity to examine the detail within the application and due to it being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

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 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.

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.

As a percentage of the development is being given to affordable housing, I direct the applicant's attention to our website at www.securedbydesign.com for further information on the Secured by Design Scheme. It would benefit the applicant to be familiar with SBD's New Homes 2016' document.

The development in the main has outward facing dwellings with 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. Parking in the main has been provided with in-curtilage, garage and a number of on street parking bays, this should leave the street layout free and unobstructed.

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.

Mrs A Gardner
Planning Officer
Planning Control
Arun District Council

Sussex Police Headquarters
Mailing House, Mailing, Lewes, East Sussex, BN7 2DZ

Telephone: [REDACTED]

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.

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.

This would benefit plots 13 to 17 that back on to a proposed open space and are more vulnerable.

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.

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

Footpaths within the development must be a minimum of two metres wide.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

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
Sussex Police Headquarters

Sussex Police Headquarters
Malling House, Malling, Lewes, East Sussex, BN7 2DZ

