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Your Ref: P/58/15/OUT

Our Ref: PE/ARU/15/11/A

Date: 29th July 2015

Contact Name: Phill Edwards

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Dear Mr S Davis

Re: Land at Summer Lane, Pagham, West Sussex, PO21 4NG.

Thank you for your letter of 06th July 2015, advising me of an outline application for a proposed development of 90 No dwellings at the above location, 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 the application being outline, my comments will be broad with more detailed in depth advice being delivered at reserved matters.

I was pleased to note that the Design and Access Statement submitted in support of the application gave mention to the crime prevention measures to be incorporated into the design and layout. The National Planning Policy Framework (NPPF) 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. Design and Access Statements for outline and detailed applications should therefore demonstrate how crime prevention measures have been considered in the design and layout of the development.

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 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. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms.

There is evidence of defensible space outside some of the dwellings with low planting clearly defining the boundary between public space and private areas; this should be encouraged throughout the development. 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.

Mr S Davis
Planning Control
Arun District Council

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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.

The public open space positioned to the south of Summer Road is devoid of any natural surveillance over it from the adjacent dwellings. Consideration is to be given to the design and layout of the area to ensure that the paths are; straight where possible, wide, devoid of potential hiding places and well maintained so as to encourage surveillance along the path and its borders.

If play areas are considered in the future it is important that 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.

I direct their attention to our website at www.securedbydesign.com for information on the SBD Scheme

Finally, lighting throughout the development will be an important consideration and is to conform to 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.

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.

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