



Your Ref: Y/99/13/

Our Ref: PE/ARU/14/01/A

Date: 14th January 2014

Contact Name: Phill Edwards

Dear Mr Cronin

Re: Land to the North and East of St Marys Church, Yapton.

Thank you for your correspondence of 08th January 2014, advising me of an outline application for a proposed phased development of 250 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 in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

The crime rate for this location is below average when compared to the rest of Sussex and I do not have concerns from a crime prevention viewpoint for the proposal.

I was disappointed to find that there were no details of the design and layout of the development within the Design and Access Statement which was submitted in support of the application. 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. Design and access statements for outline and detailed applications should 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. These are:-

- Access and movement - places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.
- Structure - places that are structured so that different uses do not cause conflict.
- Surveillance - places where all publicly accessible spaces are overlooked.
- Ownership - places that promote a sense of ownership, respect, territorial responsibility and community.
- Physical protection - places that include necessary, well designed security features.
- Activity - places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- Management and maintenance - places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

Mr Cronin
Planning Control
Arun District Council

DX 57406 LITTLEHAMPTON

Mr P Collins
Strutt and Parker LP
31 North Street
Chichester
West Sussex
PO19 1LY

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I cannot provide crime prevention advice as there is no design and layout of the development to comment upon. Given that the boundary is shown the only advice I can provide is regarding the boundary treatment. 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. In circumstances that require a more open feature, 1.5m fencing 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.

I note within the application that a percentage of the development will be affordable and to that end direct the applicant's attention to our website at www.securedbydesign.com

I look forward to providing additional crime prevention comments on the design and layout of the development at a later stage.

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.

I thank you for allowing me the opportunity to comment.

Yours sincerely



Phill Edwards
Crime Prevention Design Adviser
Sussex Police Headquarters