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From [REDACTED]
Sent: 30 December 2019 11:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: A/122/19/OUT Land off Arundel Road, Angmering BN16 4ET

Dear Mr Eastham,

Please find enclosed my recommendations regarding the above 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 Support Team

Your Ref: A/122/19/OUT

Our Ref: NW/ARU/18/05C

Date 30th December 2019

Contact Name: Neville Wren

Dear Mr Eastham

RE: Land off Arundel Road, Angmering BN16 4ET

Thank you for your correspondence of 9th December 2019, advising me of an 'Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18/OUT). This application is a 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 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. SBD is owned by the UK Police service and supported by the Home Office that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found on www.securedbydesign.com within (Homes 2019) document and (Commercial Developments 2015) document.

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in Arun district being below 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 and site specific requirements should be considered.

Mr M Eastham.
Planning Officer
Planning Control
Arun District Council

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

I have noted the changes and amendments to the plans within the application and make the following comments from a crime prevention viewpoint.

I refer to my previous letters (NW/ARU/18/05A dated 17th April 2019 in regard to planning application A/36/18/OUT) and my letter (NW/ARU/18/05B dated 17th October 2018 in respect of planning application A/122/19/OUT). Although there has been a reduction in the number of dwellings from 200 to 160 and an increase in the size of the proposed Employment /Commercial Centre, my comments remain extant.

I also note the addition of a LAP in the north east corner of the development which is close to the main access road, and although visible from the road, it is not particularly overlooked by any nearby dwellings. I have a slight concern about its position within the development , and reiterate my previous comments that any potential areas of play should be situated in an environment that is stimulating and safe for all children, be overlooked with good natural surveillance to ensure the safety of users and the protection of equipment, which can be vulnerable to misuse. I would recommend that the eventual location is surrounded with railings with self-closing gates to provide a dog free environment and prevent very young children being able to run into the road.

Provision should also be made to prevent the access of vehicles and motor cycles using the perimeter pedestrian recreational route or accessing the south side of Steyne Wood.

A row of trees are indicated along the north side of the access road adjacent to the LAP. Any planting should not impede the opportunity for natural surveillance and must avoid the creation of hiding places where it would provide cover for criminal activities.

Bushes should be clipped not to exceed one metre in height. Any trees should have their undercrofts no lower than two metres to allow a view between.

I also note the SuD located at the north-west corner of the application. This again should have a barrier to prevent vehicles accessing it as it is located at the turning area at the end of the road. If the SuD remains water filled during the year, consideration must also be given to preventing accidents and access by young children.

Access to the sports hub and pitches parking area at the south-east corner of the development is jointly shared by the Commercial Development and the proposed Angmering Sports Hub. There must be adequate separation between pedestrians, cycles and vehicles along the access route to avoid conflicts between the three.

To the immediate east of sports pitch 3 there is an access point through the hedge which can be reached via roads leading south from the main access road. This has the potential for players and spectators to park vehicles and congregate rather than use the sports hub car park and congest the junction at certain times as it leads more directly onto the playing pitches.

Although the commercial unit will be screened by bushes and trees to reduce noise and visual impact on the residential areas, good natural surveillance from nearby dwellings would provide an additional crime deterrent, and so careful planting will be required to provide both.

This would also be a consideration for the Sports Hub and Muga when the premises are closed and during the hours of darkness. As the west side of the Sports hub in particular will be out of sight from surrounding residential properties. Alternative measures such as intruder alarms and CCTV will need to be considered for both Sports Hub and Commercial Units.

Any CCTV equipment must be commensurate with street lighting.

Consideration must be given to the effects that any hours of operating and additional building lighting within the commercial area or sport pitches will have on residential properties backing onto them.

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Street lighting must conform to BS5489-2013.

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
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Sussex Police Headquarters

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