

Amara Scholes

PXC

From: [REDACTED]
Sent: 04 December 2014 12:30
To: Planning.Responses
Subject: Planning consultation on: A/154/14/OUT
Attachments: Pond Place Roundstone Lane Angmering.pdf

Hi Peter
Please find my comments for the above application.

Name Phillip Edwards
Crime Prevention Design Adviser
Department Communications Department
Community Safety & Partnership Team
Place of Work Arundel Block, Police Headquarters, Lewes BN7 2DZ .
[REDACTED]

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Your Ref: A/154/14/OUT

Our Ref: PE/ARU/14/25/A

Date: 04th December 2014

Contact Name: Phill Edwards

Tel: 101 ext: 540113

Direct Dial No: 01273 404868

Dear Mr Cleveland

Re: Pond Place, Roundstone Lane, Angmering, BN16 4AL.

Thank you for your correspondence of 10th November 2014, advising me of an outline planning application for a proposed development of 18 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 disappointed to note that the Design and Access Statement submitted in support of the application failed to mention any 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 which has created good active frontage with the streets and the public areas being overlooked. There are proposed foot paths behind plots 10 – 12 which provides access to the rear of the 3 properties and Pound Place, and between plots 2 & 3/4. I do not recommend these pathways. Should a linking footpath access be require consideration is be given to a peripheral footpath that does not cause excessive permeability into or through the development.

Parking has been provided for with a combination of; in-curtilage, an overlooked rear parking court, car barns and street parking. 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. Gable ended windows can assist in providing observation over an otherwise unobserved area. There is poor surveillance over the car barns from the adjacent properties; this should be from an active room within the dwelling. In the interest of security and safety the car barns should have PIR illuminated lighting fitted internally.

Mr P Cleveland
Planning Control
Arun District Council

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Continuation sheet - 1

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. 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 such as a garden overlooking a rear parking court, 1.5m close board fencing topped by 300mm of trellis can achieve requirements, security and surveillance. 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.

It is important to avoid the creation of windowless elevations and blank walls adjacent to space to which the public have access such as plot 2. These can have the effect of attracting graffiti and inappropriate loitering. An addition of a first floor window or a buffer zone can assist in reducing these concerns. Buffer zones can take the form of railings or defensible planting or a combination of both, i.e. the railing to indicate the private space and the planting to prevent direct access, this is also very affective on vulnerable windows.

As a percentage of the development will be affordable I direct the applicant's attention to our website at www.securedbydesign.com for information on the SBD Scheme

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