



Your Ref: A/82/12/

Our Ref: PE/ARU/14/04/A

Date: 21st March 2014

Contact Name: Phill Edwards

Dear Mr Cleveland

Re: Land to East of Roundstone lane Angmering, BN16 4AL.

Thank you for your correspondence of 26th February 2014, advising me of an amendment to the above application relating to the reduction in number of dwellings from 150 to 139 for the proposed development 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 amendments and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

There have been noticeable changes to the design and layout that has produced from a crime prevention perspective, positive results in the form of; more forward facing dwellings with back to back gardens, more in curtilage parking, less rear parking courts.

The development in the main has outward facing dwellings which has created good active frontage with the streets and the public areas being overlooked. Parking has been provided for within curtilage which should leave the street layout free and unobstructed. Where communal parking occurs it is important that they must be within view of active rooms 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 are some rear garden access paths within the development. In these circumstances that require a more open feature, I ask that 1.5m fencing topped by 300mm of trellis be used which can achieve both a secure height of 1.8 metres and provide observation into an otherwise unobserved area. 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 proposed areas of play and public open spaces are positioned well with good surveillance from overlooking dwellings, but it will be necessary to keep foliage low in order to maintain natural surveillance at all times.

Mr P Cleveland
Planning Control
Arun District Council

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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. The National Playing Fields Association has recommendations for particular areas of choice.

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

Finally, lighting will be an important consideration throughout the development and is to conform to BS5489:2013.

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.

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