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Your Ref: AJ82/12

Contact Name: Phill Edwards

Dear Mr P Stack

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

Thank you for your letter of 29th August 2012, advising me of a 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 application as a result I offer the following comments.

I was very pleased to note that the Design and Access Statement submitted in support of this application gave mention to the crime prevention measures to be incorporated into the design and layout. Guidance on Information Requirements and Validation (CLG 2010), Section 6, Paragraph 132, states, "PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine 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 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".

I note there are to be affordable dwellings within the development and to that effect I direct your attention to our website at www.securedbydesign.com for further information on the Secured by design Scheme. It would be helpful to be familiar with SBD New Homes document 2010 which will assist greatly the understanding and completion of the application process.

The development has a singular vehicle egress and exit with pedestrian access points to the east of the development. These links appear to have no purpose other than to provide a link to the A2680 bypass and therefore should be removed. The most north eastern pedestrian access point provides direct access to the unobserved parking area adjacent plot 20 and makes this a vulnerable area.

Provision for parking has in the main been provided for in-curtilage. This will help to keep the road layout clear and free from construction. There are a number of rear parking courts which will require natural surveillance and illumination.

Defensible planting in the form of low growing foliage is to be incorporated to protect vulnerable ground floor windows. There is evidence of proposed clever use of railings which will provide a demarcation line between public and private space around the play area, yet they still manage to provide natural surveillance of this area from active rooms within the overlooking dwellings. This method is used throughout the development.

Mr P Stack
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