

Your Ref: A/82/12

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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In order to provide a degree of protection to the open spaces and green areas, I recommend anti vehicle bollards or similar vehicle mitigation techniques are installed or used to protect these areas from unauthorised and illegal parking.

The design has in the main has provided back to back dwellings which has removed the need for vulnerable rear access paths, however where there are such paths I ask that the rear fencing be 1.5 metres high close board fencing, topped with 300mm of trellis. This method will provide perimeter security yet provide surveillance into an otherwise an unobserved area. This method also applies to the rear gardens that back onto rear parking courts so that surveillance of the vehicles can be carried out.

Lighting conforming to BS 5489 is to be incorporated throughout the development.

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