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Local Policing Support Team

Your Ref: AWDM/1315/22 Our Ref: LM/ADU/20/09B Date: 14th September 2022

Contact Name: Lee Melbourne

Dear Mr Cantwell,

Re: Free Wharf Brighton Road Shoreham-by-sea West Sussex

Thank you for your correspondence of the 13th of September 2022, advising me of a planning application to vary condition 1, 23, 26 and 34 of previously approved AWDM/1497/17 to incorporate:

- 46 additional homes (together with 8no subject of previous application AWDM/2037/20) to give a new total of 594 homes
- associated changes to profiles of riverside blocks A-F (heights unchanged);
- reduce commercial space (Class E a, b, c and g) to 2,163sqm;
- reduce the level of car parking to 381 residential spaces and 24 commercial spaces, with provision of car club
- re-use of existing sheet piling to support riverside walkway (omitting need for approved posts)
- revised energy strategy.

Also, design amendments to blocks G and H, increasing overall height of block G by 1.08m (previously subject of applications AWDM/2037/20 and AWDM/1952/20) at the above location, for which you seek advice from a crime prevention viewpoint.

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 – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

With the level of crime and anti-social behaviour in Adur & Worthing district being average when compared with the rest of Sussex, additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered.

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 using Crime Prevention Through Environmental Design (CPTED) principles.

Mr Cantwell
Planning Officer
Planning Control
Adur & Worthing District Councils

I note previous correspondence from this office pertaining to this site - Your Ref: AWDM/1497/17 dated the 11th of October 2017 and Our Ref: NW/ADU/17/06/A dated the 25th of October 2017. Additionally, Your Ref: AWDM/2037/20 dated the 21st of December 2020 and Our Ref: LM/ADU/20/09A dated the 22nd of December 2020 to which all comments remain extant.

This latest application is looking to vary condition 1, 23, 26 and 34 of previously approved AWDM/1497/17 – please find consultee comments from a crime prevention perspective (where appropriate).

I note the following changes: An increase in the number of homes from 540 to 596, reduction in car parking provision, provision of a car club hub, various cosmetic changes, and change to the energy strategy to provide significant improvements in carbon reduction.

Having reviewed the plans and the design & access statement accompanying this planning application - from a crime prevention perspective - I have concerns surrounding the reduction of car parking spaces for residents from the original 512 parking spaces, of which 438 would have been for residents and 74 for commercial space and visitors to that of 381 residential spaces and 24 commercial spaces.

Whilst I appreciate the ethos of encouraging more sustainable methods of transport the proposed substantial loss of car parking spaces for residents, associated businesses, and visitors with the proposed increase of an additional 46 homes, this has the potential to greatly impact on the neighbouring community. With the addition of many new residents, and an increase in businesses and visitors to Free Wharf many who may be travelling to the area by car, they will be looking for parking within the surrounding residential areas. Parking is always an emotive issue within local neighbourhoods, and the loss of over a hundred car parking spaces within Free Wharf has the potential to create huge discord amongst the already established community who park locally.

Thank you for giving me an opportunity to make comments.

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

Miss Lee A Melbourne
Designing Out Crime Officer
Sussex Police Headquarters