



**TO:** Planning Committee North

**BY:** Head of Development and Building Control

**DATE:** 4<sup>th</sup> July 2023

**DEVELOPMENT:** Installation of 2no. 5.0m galvanised steel poles with 3no. night vision, solar/battery powered CCTV cameras with audio.

**SITE:** Ben's Field, Staker's Lane Southwater Horsham

**WARD:** Southwater South and Shipley

**APPLICATION:** DC/23/0638

**APPLICANT:** **Name:** Mr Justin Tyler, Southwater Parish Council **Address:** Beeson House, Lintot Square, Southwater, Horsham, RH13 9LA

**REASON FOR INCLUSION ON THE AGENDA:** The site is owned by Horsham District Council

**RECOMMENDATION:** To approve planning permission subject to appropriate conditions

**1. THE PURPOSE OF THIS REPORT**

1.1 To consider the planning application.

**DESCRIPTION OF THE APPLICATION**

1.2 This application seeks to install CCTV cameras at the proposed replacement Skate Park at Stakers Lane, Southwater. Planning permission was granted in September 2022 for a replacement skate park in the same location as the previous skate park (DC/21/0845). Works have not started on the new skate park.

1.3 The CCTV cameras would be installed on 5 metre high galvanised steel poles with anti-climb brackets and a concrete base set into the ground. The poles have already been installed on site and are positioned in the south-east and north-west corners of the site. One pole will have two cameras and one will have one camera, which collectively will provide visibility across the whole site without any blind spots.

1.4 The CCTV cameras will be solar power operated with 4G wireless connectivity.

**DESCRIPTION OF THE SITE**

1.5 The application site is the site of the Southwater Skate Park, initially permitted under DC/05/2308 but was subsequently lost to a fire in 2020. The site is located outside of the Built Up Area on the edge of Southwater Country Park accessed via pedestrian pathway from Stakers Lane.

- 1.6 The site sits within a clearing in the wooded area known as Ben's Field, around 25 metres from an electricity sub- station to the south east and 95 metres from the nearest residential property to the west. The site covers around 590 square metres and is flat and hard surfaced.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

#### **National Planning Policy Framework**

#### **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Community Facilities, Leisure and Recreation

- 2.2 RELEVANT NEIGHBOURHOOD PLAN

#### **Southwater Neighbourhood Plan**

SNP6: Local Community Space

SNP16: Design

- 2.3 Planning Advice Notes:  
Facilitating Appropriate Development  
Biodiversity and Green Infrastructure

- 2.4 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/21/0845	Installation of replacement street sports facility.	Application Permitted on 09.09.2022
DC/05/2308	Change of use of land from agricultural grazing land to country park incorporating overflow car parking for country park for up to 100 days per year and establishment of a street sports facility (Bens Field).	Application Permitted on 27.01.2006.

## 3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

### INTERNAL CONSULTATIONS

- 3.2 **HDC Parks and Countryside:** No Objection

### OUTSIDE AGENCIES

- 3.3 **Sussex Police Designing Out Crime Officer:** Comment (Received in response to full planning application for the new skate park DC/21/0845)

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 Horsham district being above 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.

In order to reduce the opportunity for crime and the fear of crime and having spoken at length with the local policing team Inspector at Horsham - consideration needs to be given to the implementation of localised crime prevention measures at the site.

Areas of play should be situated in an environment that is stimulating and safe for all children and young people and be overlooked with good natural surveillance to ensure the safety of users and the protection of equipment, which can be vulnerable to misuse. They should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Given as indicated in point 6.4 above that the skate park has 'naturally become more densely wooded' in order to ensure clear arcs of surveillance for users of the facility - consideration needs to be given to clearing this wooded area to ensure the personal safety of users. I also recommend that any associated ground planting be no higher than 1 metre with tree canopies no lower than 2 metres.

This arrangement provides a window of observation throughout the area by creating as much natural surveillance as possible. This will allow for the interaction of capable guardians across the site to observe and report any incidents and occurrences. A capable guardian has a 'human element', that is usually a person who, by their mere presence, would deter potential offenders from perpetrating a crime.

Given that the former skatepark was lost to fire all materials used within the construction of the new facility need to be of a non-combustible nature. In order to reduce incidents of tagging graffiti preventative coatings should be used.

To reduce potential incidents surrounding knife crime or drug use/dealing the siting of CCTV will act as a visual deterrent and can help assist in offender identification should an incident occur.

Given the probability that the skate park will be used until late into the evening especially during the summer months – the siting of lighting needs to be a consideration. Lighting is an effective security measure and a useful tool for public reassurance in that it enables people to see at night that they are safe or, to assess a developing threat and if necessary, to identify a route they could take to avoid potential issues.

Recent events that have made national news have become the focus of concern over safety in public places means that there is merit in recognising the enormous value people place on being able to move around in public places at night under high quality lighting systems.

Where lighting is implemented, it should conform to the recommendations within BS5489-1:2020. Additionally, all lighting should be commensurate with any installed CCTV system, ensuring imagery is adequate during daytime, dark and low-level periods.

Sussex Police would have no objection to the proposed application as submitted from a crime prevention perspective – but would respectfully ask that the suggested measures aimed at tackling vandalism and antisocial behaviour as detailed above are given due consideration.

3.5 **Southwater Parish Council:** No Objection

PUBLIC CONSULTATIONS

3.6 None received

**4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY**

4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

**5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

5.1 This application proposes to install CCTV cameras at the re-built Southwater Skate Park in line with Southwater Parish Council's CCTV Policy (May 2023). It is considered that the development will help to contribute towards the reduction of both fear of crime and actual criminal activity by the visible introduction of security cameras and associated signage at the facility.

**6. PLANNING ASSESSMENTS**

**Principle of Development, Design and Appearance**

6.1 Policy 43 of the HDPF 'Community Facilities, Leisure and Recreation' states that 'The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities'.

6.2 Policy 33 of the HDPF relates to development principles and states that proposals should (where appropriate) incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and surrounding area.

6.3 Policy SNP16 of the Southwater Neighbourhood Plan states that all new development should provide a good level of security... in terms of personal safety, crime prevention and increased community cohesion.

6.4 DC/21/0845 has the following condition (2) attached to the planning permission:

*Pre- Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of the installation of any CCTV and all external lighting have been submitted to and approved, in writing, by the Local Planning Authority.*

*Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

- 6.5 This condition was recommended in accordance with the aim of providing safe and accessible places for all and the concept of 'Crime Prevention through Environmental Design'. However when the details were submitted to the Council it was determined that separate planning permission was required, hence this planning application. If this planning application is approved, the original condition can be discharged subject to lighting details being acceptable.
- 6.6 The application relates to the provision of two, five metre high poles and CCTV cameras to cover the skate park facility with no blind spots. The installation of CCTV at this site will be carried out in line with Southwater Parish Council's adopted CCTV Policy May 2023, prepared in consultation with the HDC Community Safety Officer. This is operated independently from the District Council's CCTV by the Parish Council. The CCTV cameras installed will record locally onto an SD card, backed up to the cloud, in accordance with the Parish Council's CCTV Policy. Signage will be displayed stating that the area is constantly monitored by CCTV. These will be displayed on the CCTV poles as well as the public entry to the site.
- 6.7 The proposal is considered to be necessary for crime prevention and the design of the installation is appropriate in this context. The cameras will sit against a backdrop of tall and mature vegetation and will not appear overly prominent. The cameras will be intentionally clearly visible from within the site to help in the reduction of actual crime and fear of crime, and act as a deterrent from acts of crime and disorder. The principle of development and its subsequent visual impact is therefore considered acceptable in accordance with the above policies.
- 6.8 The proposal would not result in harm to neighbouring amenity and would not materially influence water-abstraction such as to contribute to the potential adverse impact on the Arun Valley sites by way reason increased abstraction. The proposal, therefore, would be considered compliant with the provisions of HDPF policy 33 in respect of residential amenity and policy 31 in respect of biodiversity impact, in addition to the relevant provisions of the Conservation of Habitats and Species Regulations 2017.

## **7. RECOMMENDATIONS**

- 7.1 To grant planning permission, subject to the conditions listed below:

### Conditions:

1. In accordance with approved plans
2. **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. **Regulatory Condition:** The CCTV installed on site shall be monitored and maintained in accordance with the Parish Council CCTV Policy May 2023 or CCTV Policy adopted by the parish which supersedes this.

Reason: In the interests of community safety and the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).