

Your Ref: AL/70/11 Our Ref: PE/ARU/11/10/A Date: 22nd July 2011
Contact Name: Phill Edwards Tel: 0845-60-70-999 ext: 40113 Direct Dial No: 01273 404868

Dear Mr Crowther

Re: Woodgate Centre, Oak Tree Lane, Woodgate.

Thank you for your letter of 02nd July 2011, advising me of a proposed commercial development at the above location, for which you seek advice from a crime prevention viewpoint.

The proposed development is situated at the end of a single access road, Oak Tree Lane. This is instrumental in raising the security of the development as it enables a set of secure gates to be easily erected at the developments entrance which when linked to a perimeter fence provides a very secure area.

The perimeter fencing would benefit from being of metal palisade design at a min height of 2.4 metres; this design provides surveillance through the fence as well as providing a physical deterrent. Gates should match the design, height and construction of the adjoining fence with hinges and fixings mounted behind the attack face. Hinge systems must not allow the gates to be "lifted off", have drop bolts with padlock facility for locking in the open position.

In an effort to reduce the risk of arson and utilising the bins as climbing aids, the area designated for waste and recycling bins should be a secure roofed compound. In general combustible materials should not be stored within 10 metres of the outside of the building.

Planting and foliage should be designed as not to impair the natural surveillance throughout the development.

Doors are to conform to either PAS 024 or LPS 1175 SR2, with glazing including sidelights to be laminated.

Outward opening doors would benefit from hinge pins.

Roller shutter doors providing vehicular access to conform to LPS 1175 SR2, those providing pedestrian access to conform to LPS 1175 SR 1

Ground floor and any easily accessible windows should conform to LPs 1175 SR2 and be laminated.

The fitting of a monitored Intruder Alarm System is recommended.

CCTV may be a consideration depending on the buildings eventual use.

Mr N Crowther
Planning Control
Arun District Council

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Mr P Collins
PPC Ltd
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Stirling Road
Chichester
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Depending on the eventual designated type of use for the commercial property it may be wise to further target harden rooms within the development that may be vulnerable to attack, such as server rooms, file and data storage, and cash holding areas.

Lighting around the development to comply with BS 5489-1:2003.

Should the applicant wish to seek Secured By Design accreditation for the development I direct them to our website at www.securedbydesign.com for further details

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