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Local Policing Branch

Your Ref: A/11/17/OUT

Our Ref: PE/ARU/17/08/A

Date: 14th February 2017

Contact Name: Phillip Edwards

Dear Ms Potts

Re: Land South of New Road A259 & East of Brook Lane, Angmering, West Sussex.

Thank you for your correspondence of 25th January 2017, advising me of a planning application for a Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT), for which you seek advice from a crime prevention viewpoint.

I have had the opportunity to examine the detail within the application and I offer the following comments from a Secured by Design (SBD) perspective.

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and with the level of crime and anti-social behaviour in Arun district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends should be considered.

The re-submitted application shows changes to the design and layout. It has created two independent areas each with their own parking facilities. The area encompassing retail unit A, has 100 parking bays for vehicles, motorcycles and bicycles. The area encompassing unit B has 44 parking bays for vehicles, motorcycles and bicycles.

Unit A Retail

I was pleased to see controlled access gates to the delivery service yard.

All doors, ground floor and any easily accessible windows including vehicle roller shutter doors are to conform to LPS 1175 SR2 with laminated glazing where appropriate that conforms to BS EN 356 P1A.

Unit B Public House

External doors, ground floor and any easily accessible windows, are to conform to either PAS 024 2012 or LPS 1175 SR2 with glazing where appropriate that conforms to BS EN 356 P1A.

Ms Potts
Planning Officer
Planning Control
Arun District Council

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I recommend the fitting of a monitored intruder alarm within the premises, zoned to provide protection for the Public House and the landlords' quarters as well.

I recommend that the vehicle delivery area is segregated. At present the site plan shows Unit B delivery vehicles manoeuvring within the customer parking bays. I have concerns that this design has the potential to cause collisions with persons and vehicles endangering the safety of the users of the car park.

Appropriate fit for purpose ground anchors to physically secure the motor cycles should be incorporated within the proposed motorcycle parks. Cycle securing stores should have a design of cycle stand that encourages the locking of both wheels and frame to a secure point. I recommend that the proposed cycle store for Unit B is moved to a position closer to the entrance. This will take advantage of the natural surveillance provide by the frequency of customer movements.

The applicant and their partners are strongly advised to consult directly with Police Licensing at Sussex Police before making plans for licensed premises serving alcohol or conducting other licensable activities at this site.

I was pleased to note that an acceptable external lighting impact assessment has been submitted along with the application.

Should the applicant wish to obtain further crime prevention advice from a retail perspective, I direct their attention to SBD Commercial Developments 2015 document. This is a comprehensive document providing the reader with crime prevention advice from a SBD perspective. It can be found on the SBD website at www.securedbydesign.com.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

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.

Yours sincerely


Phillip Edwards
Designing Out Crime Officer
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