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Your Ref: A/23/15/OUT

Our Ref: PE/ARU/15/03/A

Date: 20th April 2015

Contact Name: Phill Edwards

Dear Mr Crowther

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

Thank you for your letter of 23rd March 2015, advising me of a hybrid planning application for a proposed development consisting of a full planning application for a Retail unit (class A1) with outline planning permission sought for a Public House (class A4) at ground level 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 and I have sought advice from the local Neighbourhood Policing Team for this area. In an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

I was disappointed to note that the Design and Access Statement submitted in support of the application failed to mention any crime prevention measures to be incorporated into the design and layout. 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. Design and Access Statements for outline and detailed applications should therefore demonstrate how crime prevention measures have been considered in the design and layout of the development.

Both units A & B share the 196 proposed parking spaces and I am pleased to note that additional spill over parking has been considered on the green verge; however I feel that if this parking is encouraged and used there must be provision for the safe crossing of the road into the development and consideration given to any shopping trolley migration that may occur.

Facilities to physically secure motor cycle to a ground anchor 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 was pleased to note that an acceptable external lighting impact assessment has been submitted along with the application.

Mr N Crowther
Planning Control
Arun District Council

DX 57406 LITTLEHAMPTON

Mr E Ledwidge
Blue Sky planning
Bourne House
475
Godstone Road
Caterham
Surrey
CR3 0BL

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 are to conform to LPS 1175 SR2 with laminated glazing conforming to BS En 356 P1A.

Should the applicant wish to obtain further crime prevention advice from a retail perspective, I direct their attention to Secured by Design (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

Unit B Public House

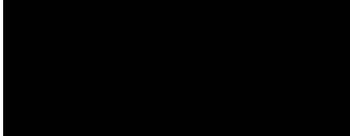
External doors and ground floor along with any easily accessible windows are to conform to either PAS 024 2012 or LPS 1175 SR2 with glazing conforming to BS EN 356 P1A.

I recommend the fitting of a monitored intruder alarm within the premises zoned to provide protection for the pub and the landlords' quarters.

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



Phill Edwards
Crime Prevention Design Adviser
Sussex Police Headquarters