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Local Policing Supporting Team

Your Ref: A/23/15/OUT

Our Ref: NW/ARU/17/08D

Date: 12th September 2018

Contact Name: Neville Wren

Dear Ms Potts

RE : Land south of New Road (A259) and East of Brook Lane Angmering

Thank you for your correspondence of 22nd July 2018, advising me of a Hybrid application of a Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022sqm ground floor and 465sqm mezzanine) with associated access, Car parking, servicing, landscaping & associated works.

Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level - This is a Departure from the Development Plan application for which you seek advice from a crime prevention viewpoint.

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.

I have had the opportunity to examine the detail within the application and refer to your previous application A/11/17/OUT and our previous letters PE/ARU/17/08A dated 14th February 2017 and also NW/ARU/17/08C dated 13th June 2018 which remain extant.

I direct the applicant or their agent to our website at www.securedbydesign.com where the Secured by Design (SBD) Commercial Development 2015 document can be found. This is a comprehensive document that encapsulates both commercial developments where the public have no formal access, e.g. factory or office buildings, and those where public access is integral to the commercial use such as retail premises, leisure centres and public buildings. This will be able to provide the applicant with in-depth advice pertinent to the design and layout.

Retail Unit

I reiterate our previous comments for the retail unit, that all external doors, ground floor and any easily accessible windows including vehicle roller shutter doors are to conform to LPS 1175 Issue 7 SR2 with laminated glazing where appropriate that conforms to BS EN 356 P1A as they will be subject to greater use and provide additional security.

Ms Potts
Planning Officer
Planning Control
Arun District Council

Sussex Police Headquarters
Mailing House, Mailing, Lewes, East Sussex, BN7 2DZ

To reduce the likely hood of attack through the walls if 'light weight' construction is being considered for the retail unit, they should be designed to withstand attacks by using materials resistant to manual attack or damage such as the use of weldmesh to enhance the security of the walls and dense concrete blocks around the ground floor level.

Utility access covers protecting access to drains, sewers, telephone and alarm cables and electricity cables must be protected to prevent access and damage by unauthorised persons.

Consideration should be given to the installation of a monitored intruder alarm system within the building with police response. (Details can be found at www.securedbydesign.com) Security Systems Policy and Chapter 64 of SBD (Commercial Developments 2015) document.

Should CCTV be a consideration I recommend that a set of Operational Requirements is created? This will enable the CCTV system to be used to its best ability ensuring that it is fit for purpose. Details on how to set up a set of O.R.'s can be found on the Home Office website; see CCTV Operational Requirements Manual 2009.

The development of an Operational Requirement Statement is essential; this document is unique to each system and will be used for the design and performance specification of the system. It is a statement of problems, not solutions, highlighting areas covered by the system and the times and description of activities giving cause for concern.

The Information Commissioners Office should be consulted regarding data protection and human rights etc.) Found at <https://ico.org.uk/for-organisations/guide-to-data-protection/cctv/> SBD (Commercial Developments 2015) Chapter 49 gives recommendations regarding CCTV systems.

Consideration should also be given to the installation of an insurance rated safe fitted according to manufacturer's instructions.

I note there are a number of cycle racks along the southern wall of the retail unit. These should be in view of an active room or where they can be observed by casual observation or within view of a monitored CCTV system.

Regarding secure cycle parking, SBD (Commercial Developments 2015) document paragraph 46:3 gives advice regarding the safe storage of bicycles and paragraph 46:9 gives recommendations regarding the secure storage of two wheeled motor vehicles. This included ground anchors for motor cycles and a minimum requirement for secure cycle stands.

I would advise that changing facilities and storage lockers are provided for clothing and personal items for staff is included within the retail development.

I note there are no separate secure cycle storage racks for the retail staff.

I would also recommend that the trolley parks are designed so as to not let the trolleys roll free when left as they may cause damage to motor vehicles parked in the car parks or be subject to antisocial behaviour if not secured when the premises are closed.

I would recommend the rear yard wall of the (retail unit) and the (public house) is a minimum of 2 metres in height with gates of matching height capable of being locked from both sides as required. Consideration should be given to an anti-climb deterrent to top the walls. I advise that the applicant seeks guidance with respect to the Occupiers Liability Act 1984 when using anti climb measures with potentially injurious toppings.

Public House

As for the retail unit, external doors, ground floor and any easily accessible windows, for the public house are to conform to either, LPS1175 Issue 7 SR2 or PAS 24:2016.

I would also recommend an intruder alarm system and CCTV for both internal and external use, to monitor the entrances and vulnerable areas of the interior but also to allow staff to monitor customers within the garden areas and also the rear yard.

Any fire doors should be devoid of external door furniture and be fitted with an alarm with remote access to enable staff to be alerted that the door has been opened.

As per the commercial unit, I would recommend an insurance rated safe.

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 for the development, that an acceptable external lighting impact assessment has been submitted along with the application. External lighting should comply with BS5469 1-2013.

(I am aware that some areas have a 'dark sky policy')

Landscaping and tree planting should not conflict with lighting. I recommend lighting systems should be commensurate to any CCTV systems likely to be installed.

I would also recommend dusk to dawn energy efficient LED switched lighting as required. (Research has shown that a constant level, of illumination is more effective at controlling the night environment).

SBD (Commercial Developments 2015) Chapters 48:1 to 48:6 refer to recommendations for street lighting.

Bearing in mind the speed limit along the A259 dual carriageway at this point is 70mph.

I was pleased to see that the footpath along the road frontage has been improved by providing a 3 metre wide shared footpath and cycle path, together with a 1.05 metre high pedestrian guard rail on the retaining wall and corrugated safety fence where required on the roadside edge.

Fencing with gated access should also be provided as a safety barrier between the public house and the retail unit on the northern perimeter of the car park to separate the A259 road and car park areas, to prevent persons from easily straying onto the road. (Especially children).

Although pedestrian numbers may be low and although currently well signposted with warning signs on the approach from the east, I also have concerns regarding a safe area for pedestrians or cyclists who wait at the exit lane of the development, and wish to cross the A259 from the Brook Lane and exit road, to the footpath on the north side of the A259. (The shortest and most direct route across). A possible desire line may be to wait at the edge of the west side of the acceleration lane opposite the footpath on the north side of the A259. This will mean pedestrians will be crossing three lanes of traffic to reach the central reservation. Drivers leaving the application may well be looking in their rear view mirrors as they join the main carriageway and be less aware of persons about to cross ahead of them.

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.

Thank you for giving me the opportunity to comment.

Sussex Police Headquarters
Malling House, Malling, Lewes, East Sussex, BN7 2DZ

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.

Yours sincerely



Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters

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