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Local Policing Branch

Your Ref: BE/102/17/OUT

Our Ref: NW/ARU/17/31A

Date: 11 September 2017

Contact Name: Neville Wren

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Dear Mr

Re: Salt Box Field, Land off Rowan Way, Bersted.

Thank you for your correspondence of 16th August 2017, advising me of a planning application at the above location for a Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, and access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works, for which you seek advice from a crime prevention viewpoint.

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 from a Secured by Design (SBD) perspective. SBD is owned by the Police service and supported by the home office that recommends a minimum standard of security using proven, tested and accredited products.

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.

In order to satisfy all the requirements of this large application and create a safe secure and sustainable environment I would like to 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.

Warehouse Development

I note that warehouse unit 1 has a perimeter fence with a gated entrance at its western end. I would recommend that its northern entrance also has controlled gated access to deter unauthorised persons and vehicles entering the loading / manouvering areas and staff car parking areas.

Mr M Eastham
Planning Officer
Planning Control
Arun District Council

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

Consideration should also be given to a controlled pedestrian access from Shipney Road and also to the car park entrance into Warehouse Unit 3 to prevent unauthorised persons entering the industrial units. This will also benefit security for cycle racks near the Shipney Road access.

Between Industrial Units 6 & 7 I would recommend there is a substantial fence or dense planting to ensure there is no access from the public areas Units 4 and 5 (Restaurant and Drive through) and associated car parks as this area provides potential easy access to the staff car parking areas of units 6 & 7 and the back of the industrial units.

All industrial units should be fitted with a monitored intruder alarm system. More advice can be found at www.securedbydesign.com, 'Security systems policy'.

All external access doors and windows should be fitted as recommended in the SBD Commercial development guide.

Due to potential conflict with the hotel car parking and public house car parking and in order to safeguard the interest of the car park customers I draw your attention to the British Parking Association 'ParkMark' accreditation for the car parking areas. Parkmark and the Safer Parking Scheme is owned by Police Crime Prevention Initiatives Ltd on behalf of the police service and managed by the British Parking Association. It is aimed at reducing both crime and the fear of crime in parking facilities. Details can be found at www.parkmark.com

All lighting is to conform to the recommendations within, particularly the communal and car parking areas BS 5489 2013

Consideration should be given to any potential CCTV systems ensuring that the lighting is commensurate with the CCTV equipment and fit for purpose.

Hotel and Public House

I note that the application includes A4 usage public house, I therefore recommend the applicant to directly consult with Police Licensing at Sussex Police before making plans for licensed premises serving alcohol or conducting other licensable activities at this site.

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.

Yours sincerely



Neville Wren
Designing Out Crime Officer
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