



Local Policing Support Team

Your Ref: BE/121/21/RES

Our Ref: LM/ARU/17/31D

Date 19th August 2021

Contact Name: Lee Melbourne

Dear Mr Eastham,

RE: Unit 3 Land At Salt Box West of Shripney Road Bognor Regis PO22 9NW

Thank you for your correspondence of the 18th of August 2021, advising me of a planning application for Approval of reserved matters following BE/135/18/PL for appearance, landscaping and layout of Unit 3. This application may affect the character & appearance of the Shripney Conservation Area & is in CIL Zone 2 (Zero Rated) as other development at the above location, for which you seek advice from a crime prevention viewpoint

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in the Arun District being 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 and site specific requirements should always be considered.

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 UK Police service and supported by the Home Office and Building Control Departments in England (Part Q Security – Dwellings), that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found at www.securedbydesign.com

I refer the applicant to previous correspondence from this office Your Ref: BE/135/18/PL dated the 21st December 2018 and Our Ref: NW/ARU/17/31C dated the 22nd January 2019 to which all comments remain extant.

Mr Eastham
Planning Officer
Planning Control
Arun District Council

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

I direct the applicant or their agent to our website at www.securedbydesign.com where the Secured by Design (SBD) Commercial Development 2015 Version 2 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 document will be able to provide the applicant with in-depth crime prevention advice pertinent to the design and layout.

This planning application relates to approval of reserved matters following BE/135/18/PL for appearance, landscaping and layout of Unit 3. Information has also been submitted for part discharge (only for unit 3) of the following outline planning conditions: 5 - External finishes, 6 - Design Code document, 10 - Surface water design, 15 - Foul water design, 20 - Noise report, 21 - Energy strategy, 22 - External lighting design, 29 - Hard and soft landscaping.

In relation to the part discharge of conditions my comments will concentrate only on those applicable from a crime prevention perspective.

Condition 22 - External lighting design:

Lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS 5489-1:2013.

Condition 29 – Hard and soft landscaping:

In relation to proposed landscaping and boundary treatments I recommend that ground planting should not be higher than 1 metre with tree canopies no lower than 2 metres. This arrangement provides a window of observation throughout the area.

Subject to my above observations and recommendations being satisfactorily addressed I am able to discharge the above conditions.

I was very pleased to note that the plot is being enclosed by the application of paladin as a site boundary fence.

Should CCTV be a consideration the following documents will be of assistance to the applicant.

Details regarding CCTV and Data Protection can be found at the Information Commissioners Office website at: https://icosearch.ico.org.uk/s/search.html?query=CCTV&collection=ico-meta&profile=__default

CCTV guidance for police requirements:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378449/09-05-UK-Police-Requirements22835.pdf

The installation of an intruder alarm is a matter for the specifier but consideration should be given to the installation of an intruder alarm as required by the eventual commercial tenants.

With regards to the securing of cycles within the development - I refer the applicant to Secured by Design (SBD) Commercial 2015 Chapter 46 which states: The securing of cycles left unattended must be considered within the design of any new commercial premises. The cycle stand must facilitate the locking of both wheels and the crossbar. 46.4 states that minimum requirements for such equipment are: • Galvanised steel bar construction (minimum thickness 3mm) filled with concrete • Minimum foundation depth of 300mm with welded 'anchor bar'.

The applicant may also wish to consider applying for a Parkmark accreditation for the car parking areas within the development. 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

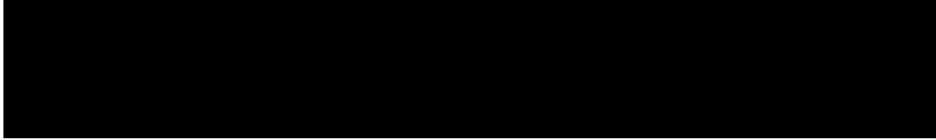
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BN7 2DZ



Thank you for giving me an opportunity to comment.

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



Miss Lee A Melbourne
Designing Out Crime Officer
Sussex Police Headquarters

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