



CORPORATE DEVELOPMENT DEPARTMENT

Your Ref: BE/1/08/ *YVW* Our Ref: PH/PL/ARU/08/05 Date: 12 February 2008
 Contact Name: Peter Hardy Tel: 0845-60-70-999 ext: 40113 Direct Dial No: 01273 404868

Dear Mr Wheway

Re: Land at Oldlands Farm, Shripney Road, Bognor Regis

I refer to your letter dated 15 January 2008, enclosing details of a planning application at the above location.

The Safer Places document from the ODPM, (2004) offers a good practice guide for the creation of well designed and safe places through the planning system. 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.

- a) The location is a low/medium risk crime area.
- b) I have examined the details within this outline application from a crime prevention viewpoint and as a result, I offer the following general comments.

Firstly, I would direct the applicant to our website at www.securedbydesign.com where, under the commercial scheme, they will find information on physical security and layout that will ensure a safe and secure project.

Secondly, the layout proposed in this layout is very permeable for vehicles and pedestrians. There are few, if any, secure boundaries/car parks proposed and this means that the building fabric becomes the first line of defence.

Crime prevention measures should be taken at the earliest opportunity and I would therefore be looking for less permeability and more security to perimeters. We have to remember that at night this proposal would be irresistible to "boy racers" and other youngsters. At present, they would be able to go wherever they like unchallenged.

The numerous pedestrian routes all directed towards reaching the supermarket, should at best be gated, to deter trespass. Some of these routes may be unnecessary and could easily be omitted. This would restore "defensible space" and enable users to control their own environment.

Cont/...

Mr Keith Wheway
 Planning Control
 Arun District Council

DX 57406 LITTLEHAMPTON

copy:
 Drivers Jonas
 Capital House
 85 King William Street
 LONDON
 EC4N 7BL

Continuation sheet - 1

If the supermarket were to be open 24/7, then this would reduce opportunities for crime and disorder at their premises. It may be that there will be monitored CCTV/24 hour guarding, which would ease my concerns.

Finally, lighting will be an important consideration, both around the blocks and in the car parks.

c) 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 discusses these comments with the Local Planning Authority.

Yours sincerely



Peter Hardy
Crime Prevention Design Adviser