

ARUN DISTRICT COUNCIL				
No.	BE	83	07	
RECEIVED 23/7/07				

Rowan Way / Shripney Road retail centre – security fencing

Design & Access Statement

Introduction

This short Design & Access statement has been prepared in support of the planning application for security fencing at the Rowan Way / Shripney Road retail centre, and follows guidance provided by DCLG Circular 01/2006.

The site

The site consists of an edge of town retail park, with a series of 5 large connected units, and a surface car park. The site is located on the northern outskirts of Bognor Regis, in an area dominated by retail, light industry and distribution, and a large park of static caravans.

The problem that has arisen over recent years is that of security and safety within the service area to the rear of the retail units. At present, members of the public can freely enter the private service and delivery area, shown in figure 1 below.

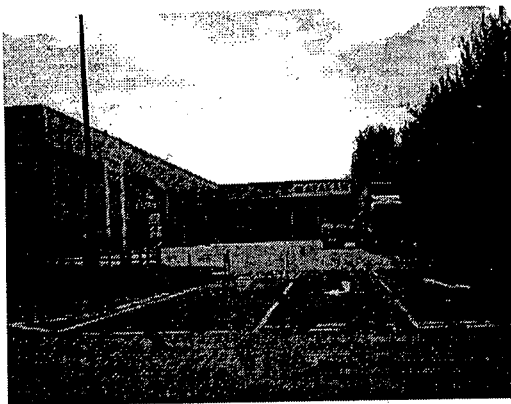


Figure 1

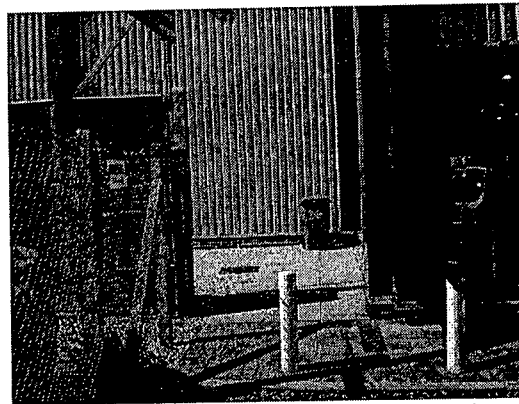


Figure 2

By day, this causes confusion as public vehicles can mistake the area for the public car park and drive into a busy service yard. By night, a number of incidents of theft, vandalism and anti-social behaviour have occurred. Furthermore, there is effectively an alley-way around the rear of the building (shown in figure 2), which has encouraged anti-social behaviour.

In summary, the open nature of what is a private service yard has led to perpetual security and safety problems.

The proposal

To remedy the above problems it is proposed to erect security fencing across the entrance to the service yard and gate the narrow alley adjacent to Matalan, as shown on the submitted drawing titled 'Car Park Area'.

The fencing has been designed and located to ensure that the amount of security fencing is minimised. The layout of the fencing follows the building line established by

the existing building. The *scale* of the fencing is a height of 2.4m which is the minimum required to achieve the necessary level of security. To ensure access is maintained to the service yard during opening hours the gates may be left open. During closed hours, the gates will be closed.

Summary

The security fencing is necessary to ensure the security of the retail operations on the site and ensure public safety is maintained. The proposed fencing has been carefully considered to ensure that it enhances the overall character and safe and enjoyable use of the area for all.

SAMAC CONSTRUCTION SERVICES LTD