



Local Policing Service Improvement & Engagement Department

Your Ref: LU/72/25/OUT

Our Ref: LM/ARU/25/03A

Date 29th April 2025

Contact Name: Lee Melbourne

Dear Mr Davis,

RE: Land to the West of New Courtwick Lane Wick BN17 7RZ

Thank you for your correspondence of the 29th of April 2025, advising me of a Hybrid Planning Application comprising of the following: 1) - Outline application with all matters reserved (except access) for Phase 2 (West of Site) comprising development of approximately 8,800sqm GIA Light Industrial/Storage and Distribution (Use Class E (g) (iii) / B8), and 2) - Full Application for Phase 1 (East of the Site) for a food store (Use Class E (a)), 2 No Drive-Thru food/beverage units (Sui Generis) with revised vehicular access, associated parking and landscaping 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 – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

Although the level of crime and anti-social behaviour in the Arun District is average when compared with the rest of Sussex, additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered.

As this is a hybrid planning application, I shall address each aspect of the planning application separately and offer comments to reduce the opportunity for crime and the fear of crime as appropriate.

Mr Davis
Planning Officer
Planning Control
Arun District Council

1) - Outline application with all matters reserved (except access) for Phase 2 (West of Site) comprising development of approximately 8,800sqm GIA Light Industrial/Storage and Distribution (Use Class E (g)(iii) / B8).

As the West Site is only an outline application, with all matters reserved (except access) I have no detailed comments to make at this stage. I look forward to offering more comprehensive comments at the reserved matters stage of the application once submitted.

2) - Full Application for Phase 1 (East of the Site) for a food store (Use Class E (a)), 2 No Drive-Thru food/beverage units (Sui Generis) with revised vehicular access, associated parking and landscaping.

I would like to take this opportunity to direct the applicant to the website: www.securedbydesign.com where the Secured by Design Non-Residential Guide for 2025 (formerly known as the Commercial Guide) can be found. This guide incorporates the latest security standards, developed to address emerging criminal methods of attack, and includes references to the Building Regulations and other statutory requirements across the United Kingdom.

I note the following comments as indicated within the accompanying Design & Access statement:

East Site (Full Planning Application): Proposed Food Store - A contemporary food store with a sales area of 1300m² (1912m² GIA overall) with 118 customer parking spaces and associated hard & soft landscaping is proposed to the northern part of the site. Proposed Drive Thru Facilities - A 167m² and 356m² Drive Thru facility with 53 customer parking spaces is proposed to the south of the site with associated external hard and soft landscaping arrangements.

To protect the buildings out of hours consideration should be given to the siting of a fit for purpose intruder alarm system.

Should CCTV be a consideration the following information will be of assistance to the applicant:

CCTV guidance for police requirements: [HO \(publishing.service.gov.uk\)](http://HO.publishing.service.gov.uk)

CCTV at Commercial Business <https://www.gov.uk/can-i-use-cctv-at-my-commercial-premises>

[CCTV | Search | Information Commissioner's Office \(ico.org.uk\)](http://CCTV | Search | Information Commissioner's Office (ico.org.uk))

I am pleased to note as indicated within the accompanying Design & Access statement that:

There will be no commercial activity opposite the residential edges (north and west), with no active doors and windows to reduce any potential noise disturbances to neighbouring properties.

However, this will need to be carefully monitored by those trading on site and sensitivity shown to ensure that the amenity of the surrounding local community is not unduly affected.

With regards to any proposed EV charging points - it is important when considering their location that the provisions of any relevant building regulations are complied with and that consultation is undertaken with the relevant fire strategy authority, be this a local authority appointment or a fire and rescue service officer, to ensure that appropriate advice is incorporated into designs and specifications.

With regards to proposed cycle parking within the development - research by the 'Design against Crime Centre' suggests that cyclists should be encouraged to lock both wheels and the crossbar to a stand rather than just the crossbar and therefore a design of cycle stand that enables this method of locking to be used is recommended. The minimum requirements for such equipment are as follows: • Galvanised steel bar construction (minimum thickness 3mm), filled with concrete; • Minimum foundation depth of 300mm with welded 'anchor bar'.

It is also the developer or developer's agent's responsibility to inform the Responsible Person(s), Fire and Rescue Service and Building Control of any bicycle storage facilities and/or other areas that may require the charging and storage of Lithium-ion powered vehicles or devices, within buildings or the wider site footprint, to ensure that the necessary fire suppression measures for the charging and storage of lithium-ion powered vehicles have been considered and specified.

Once the development is completed - The applicant may wish to consider applying for a 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

In order to maintain as much natural surveillance as possible – ground planting throughout the development 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. This will enable capable guardians to report incidents to the authorities should they occur. A capable guardian has a 'human element' that is usually a person who, by their mere presence would deter potential offenders from perpetrating a crime.

Lighting is an effective security measure and a useful tool for public reassurance in that it enables people to see at night that they are safe or to assess a developing threat and if necessary, identify a route they could take to avoid a potential issue. Recent events that have made national news and become the focus of concern over safety in public places means that there is merit in recognising the enormous value people place on being able to move around in public places at night under high quality lighting systems. Where lighting is implemented, it should conform to the recommendations within BS5489-1:2020.

Finally, construction sites often suffer from theft, criminal damage, arson, and anti-social behaviour, all of which can have a major impact on completion dates and overall development costs.

The SBD Construction Site Security Guide 2021 is designed to be risk commensurate and provides advice on how to secure the site from the moment the hoarding goes up until the moment the development is handed over to the client or end user. The advice is based on proven crime prevention principles that are known to reduce criminal opportunity by creating safer, more secure, and sustainable environments. It applies to all construction sites regardless of their size and is intended for all staff including security personnel.

It is also recommended that contact is sought by the developer with local Neighbourhood Police Team (NPT) to establish good relations whilst the development is in the construction phase.

Further advice on construction site security can be obtained from the Secured by Design Website: www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

Thank you for giving me an opportunity to offer comments in response.

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
Local Policing Service Improvement & Engagement Department
Sussex Police Headquarters

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

Arun District Council, Civic Centre, Maltravers Rd
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<https://www1.arun.gov.uk/planning-application-finder>



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From: Melbourne, Lee 03605 [REDACTED]
Sent: 29 April 2025 14:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: ARU 25 03A - Land to the West of New Courtwick Lane Wick BN17 7RZ

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Dear Planning Officer,
Please find consultee comments as requested on the above application.
Kind regards,
Lee
Miss Lee A Melbourne (Pronouns She/Her/Hers)

Designing Out Crime Officer
Local Policing Service Improvement and Engagement Department
Sussex Police Headquarters
Amberley Block
Church Lane
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East Sussex
BN7 2DZ

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