Local Policing Support Team

Your Ref:	AWDM/0855/19	Our Ref:	NW/ADU/19/04A	Date	2nd July 2019
Contact Name:	Neville Wren	Tel: 01273 404 535 ext: 540137		Mobile No:	07789902828

Dear Ms Hearsey

RE: The Farmers, 17 South Street, Lancing

Thank you for your correspondence of 13th June 2019, advising me of a planning application for 'proposed raised decking, fencing and outside seating to car park, south west of existing building' at the above location, 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.

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 Adur 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 and site specific needs should be considered.

I note currently the pub signage indicates a beer garden and that there are a small number of outdoor wooden bench tables outside the front entrances of the premises.

I have reviewed the proposed plans for the decked drinking area within the existing car parking area and note the vehicle entrance on the South Street side (west side of car park) will be closed off to accommodate the proposed plans.

In the entrance gap it is proposed to close off the space with a 1.8m high close boarded timber fence, linked up to the existing perimeter wall on either side which is approximately 0.02m high on the north side of the gap and 1.00m high on the south side.

Ms E Hearsey
Planning Officer
Planning Control
Adur & Worthing District Councils

The fence will mask the wooden patio deck drinking area which will be located behind it in the south west area of the car park.

Currently, the decking area would be bordered on its north edge by a 0.2m high brick wall sloping away to ground level from the west perimeter wall in a straight line eastwards across the car park to the point it reduces to ground level , a distance of approximately 5 metres towards the pub entrance.

From that point a post and rope fence will be provided to a height of approximately 1.3m to act as a barrier between the car park and the pub entrances. The rope barrier will continue in a straight path across the front of the pub for a further 4 metres and will be interspaced with poles approximately 1.6 in height.
(The application does not state why these are required, possibly for lighting or flags).

The drawing does not make it clear whether timber fencing is proposed or post & rope fencing is proposed regarding the southern and eastern border of the outside decked drinking area which will provide a barrier and border the car park.

The plan drawing indicates 9 benches within the drinking area.

Outside the external perimeter fence is a 4.17m wide footpath and grass verge (approximately) extending to the carriageway in South Street. There is controlled parking along the South Street with double yellow lines at this point.

On the opposite side of South Street are a row of shops and a car sales showroom. South Street curves from a north to south direction in a tight curve to the east around the south side of the pub car park and joins the junction with Grinstead Lane. The Farmers is located on the north side of the curve and has its other remaining entrance within the beginning of Grinstead Lane. A surgery is also located opposite the premises in Grinstead Lane, with housing beyond to the west.

Residential properties also exist immediately to the east in Grinstead Lane.

On the bordering pavement and verge there is a street light column adjacent to the north side of the proposed decked drinking area. Immediately to the north of the pub there is also a layby for three vehicles.

I recommend that there must be a clear route and separation from the decked drinking area to the pub's main entrance doors. The drinking area must be well illuminated without causing dazzle or distraction to vehicles being driven in any of the surrounding roads.

Benches or tables left out overnight and slightly separate from the pub building, may have an attraction for antisocial behaviour or for sleeping on or under. If benches or tables and chairs are to remain, they must be secured to the ground to prevent them being used for antisocial behaviour, causing damage or as weapons.

I note from police records there have been five previous incidents at this location reported to police since first January 2018 to 31st May 2019.

I have concerns about the supervision of the outside drinking area which is out of view from the staff inside the premises.

The application indicates there will be two full time staff and four part time staff equating to six full time staff.

Opening hours (Mondays to Wednesdays will be 10.30am to 23.30pm), (Thursdays 10.00am to midnight), (Fridays and Saturdays 10.00 am to 00.30am) and (Sundays 12.00midday to 23.00hrs) plus half an hour drinking up time for each period.

The pub has a licence for late night refreshment, live music, recorded music, Indoor sports events and gaming machines.

For the prevention of crime and to help deter antisocial behaviour whilst the pub is open, I recommend that there are sufficient staff to monitor the external drinking area at all times and consideration given to the use of plastic drinking glasses for external use.

I recommend that a CCTV system is installed to cover the proposed outside seating area with CCTV. Any external lighting must be commensurate with the CCTV system.
Live images from the CCTV camera must be able to be viewed by staff from within the bar area and images must be stored for later viewing following any incidents.
External CCTV cameras must be must capable of dealing with lighting conditions during the hours of darkness
There must be a maintenance contract in place to ensure CCTV cameras provide a clear image and are kept in efficient working order. Staff must be capable of downloading and providing stored images from the recording device within the system if required by police.

Further 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

Guidance for any police requirement can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378449/09-05-UK-Police-Requireme22835.pdf

The volume of any piped music directed outside the building or any live music must be kept to a minimum level to avoid any disruption to the amenity of surrounding properties.

The applicant and their partners are strongly advised to consult directly with Police Licensing at Sussex Police before making plans for any changes to licensed premises serving alcohol or conducting other licensable activities at this site.

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

N Wren

Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters