Sussex Police
Serving Sussex
www.sussex.police.uk

Local Policing Branch

Your	AWDM/1500/17	Our Ref:	NW/ADU/13/02/B	Date:	23rd October 2017
Contact Name:	Neville Wren	Tel: 101 ext.: 540137		Direct Dial No:	01273 404868

Dear Mr Barnett

Re: Technology House West Road Southwick West Sussex

Thank you for your correspondence of 10th October 2017, advising me of a Change of use of first floor from B1 Offices to D1 Education and Training and part of ground floor from D1 Church/Place of Worship to B1 offices (retaining Church use on rest of ground floor) aapplication 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 commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and with the level of crime and anti-social behaviour in Arun 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 should be considered.

The change of use proposed does not fundamentally change the internal physical security of the building layout which remains the same although the configuration of access and use of the rooms changes.

I refer to our comments in our letter dated 30th January 2013 (Our Ref PE/ADU/13/02A) in regard a previous planning application (Your ref AWDM/0005/13).

All external doors are to be checked for their security, ensuring all are fit for purpose with locks conforming to BS 3621. Windows that have openers are to have locking devices fitted. All fire doors are to be devoid of any external furniture and be linked to a sounder indicating when opened or left ajar.

If the D1 & B1 uses are to be used independently of each other, in order to provide security for the B1 facility on the first floor it will be necessary to have a means of controlled entry to the first floor offices ensuring no unauthorised persons are allowed entry. To this end I recommend an access control system for training rooms 1 and 2 and the two office doors within the front first floor lobby. This will still allow access to the toilet facilities.

In addition, first floor training room No2 will also require access control from the ground floor staircase that leads up from the children's play and external fire escape door, if used independently as a proposed office.

Mr P Barnett
Planning Officer
Planning Control
Arun District Council

Mr E Obadimu
109 Fort Road,
Newhaven
East Sussex
BN9 9DA

It will be important to ensure internal security of the ground floor D1 facility ensuring rooms such as prayer room and pastor's office, admin office and reception are adequately secured and their contents protected.

This would include rooms on the first floor such as the server room that need extra protection.

On the ground floor the central large B1 office space (former main worship hall) should also have access control from the children's play area and the proposed smaller worship hall

There are good demarcation lines defining public and private space to the front and side of the building, lighting of the communal areas will need to conform within the guidelines of BS 5489.

Consideration should be given to the installation of a monitored intruder alarm at the premises.

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.

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 discuss these comments with the Local Planning Authority.

Yours sincerely



Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters