PLANNING CONDITION 12 – APPLICATION REF. 133148/FO/2022

Proposed Security Measures which the Scheme will be Implemented in Accordance with – Based on Crime Impact Statement (Ref:2021/0574/CIS/01 – Vers A) dated 24th December 2021

3.3 Extract from Section 3 of CIS (Ref:2021/0574/CIS/01 – Vers A) - Recommendations to improve the security of the development:

Secure the vehicle entrance to the site

3.3.1 The vehicle entrance and exit lanes should each be fitted with a swing-arm gate, which, when closed, will prevent vehicles entering the site after close of business. Car parks at retail outlets sometimes attract vehicles and drivers intent on anti-social behaviour late at night.

Applicant Response: It is not possible to implement this request as gates would require locating within the Aqueduct easement - UU will not permit this. Furthermore, both the gym and residents require 24-hour access to the vehicular access into and out of the site.

Defining the edge of the car park and directing pedestrians and cyclists of the apartments and gym to appropriate route around the car park

3.3.2 The entire edge of the car park, should be defined with a suitably high (around 1000mm), railings, in order to deter the formation of desire lines through the car park and service bay (higher fence around the service bay- see below), and between vehicles. Informal pathways can result in an increase of damage (accidental or malicious) to cars as pedestrians pass between them. Restricting access onto the site to just two or three points reduces the opportunity for offenders to target cars and easily make their escape.

Applicant Response: This request has not been accommodated within the scheme as it is not considered appropriate from an urban design perspective. A timber knee rail and additional landscaping around the perimeter of the car park has instead been used to prevent informal pathways being created across it. This crime impact objective has therefore been met through alternative means.

Security of the service bay

3.3.3 Because the service area is in a secluded part of the site, and it includes a service shutter and pedestrian door, places an offender may target in attempts at breaking and entering, or targeting staff leaving the premises in advance of a robbery, I recommend that the service area should be enclosed with 2500mm high, welded-wire mesh fencing and gates. This additional layer of security will also reduce the risk of the loading area attracting anti-social behaviour, criminal damage or of an arson attack on the refuse store.

Applicant Response: Request implemented. The existing timber fence to screen the service area from the car park will be increased to 2.4m high. The remainder of the servicing area will be secured by a 2.4m high weld mesh black paladin fence and gates.

3.3.4 Armco barriers should be installed around the periphery of the service area to protect perimeter fencing and the building.

Applicant Response: This request has been implemented via alternative means. The vehicle impact protection to be included consists of HGV kerbs, vehicle wheel guides, vehicle lining, and HD bollards.

3.3.5 Low intensity, dusk-to-dawn lighting and CCTV should be used to illuminate, and monitor and record activity in this area.

Applicant Response: Request implemented – this is a standard ALDI specification.

Access along the western elevation

3.3.6 The recess to the means of escape door on the south-west corner of the building and the passageway along the western elevation at the north-western corner along the rear of the building should be secured with appropriately high fencing and gates fitted with panic hardware.

Applicant Response: Request implemented.

Motorcycle parking

3.3.7 Motorcycle parking places should be identified, with ground anchors or hoops located within a highly visible part of the car park.

Applicant Response: The layout of the car park is in accordance with the approved planning drawings and the Local Highways Authority did not request the provision of dedicated motorbike parking spaces. The introduction of dedicated motorcycle spaces would result in the loss of customer car parking spaces, and this is not considered to be feasible or desirable from an operational perspective. Furthermore, there is no reason why a motorbike cannot be parked in a car parking space – all of the site's car parking spaces benefit from good natural surveillance from either the local highway network and / or the foodstore building itself.

Pedestrian safety

3.3.8 Given the layout of the car park, and likely mix of pedestrians - often pushing shopping trolleys, and vehicles, measures should be installed that will calm traffic speeds and direct pedestrians to safe routes across the car park. Poor behaviour by both motorists and pedestrians within a busy car park can sometimes lead to conflict. Designing the car park so that traffic speeds are moderated– using rumble strips or raised thresholds - and safe, convenient routes are included to cater for pedestrians – using distinctly different surfacing to denote pedestrian routes - will reduce the risk of disputes arising.

Applicant Response: This request has been implemented by alternative means. Speed restriction symbols will be shown on all vehicular circulation routes (10mph in red circle). Pedestrian pathways through the car park will also be marked with coloured markings. Rumble strips or raised tables are typically avoided in foodstore car parks given that they inevitably cause conflicts with shopping trolley users.

The building

3.3.9 The lower 2,000 mm of the external wall finished in cladding should include a brick or blockwork to minimise the risk of intruders entering by force.

Applicant Response: Request implemented **–** all external wall cladding is backed by masonry blockwork inner leaf and is walled over and above 2,000 mm high.

3.3.10 All external doors, glazing and the service shutter should carry a security certification.

Applicant Response: All external doors and windows will be security certified. Aldi's loading bay will not be security certified. However, additional bolts have been fitted on previous stores which have been

deemed acceptable from a security perspective. Furthermore, Aldi's own security regime ensures that activity within the vicinity of the loading bay is carefully monitored.

3.3.11 In order to prevent breaking and entering, and criminal damage, security-rated shutters or grilles should be fitted to windows to staff rooms, and to the customer entrance and exit doors.

Applicant Response: This request is not considered to be applicable to the first-floor staff room and meeting room windows, as these will be overlooking the roof. SR2 rated enhanced security shutters will be provided on entrance and exit doors.

3.3.12 The door connecting the shop floor to the management office and the management office door should be security-rated and. Both doors should be self-closing and lock securely upon closure.

Applicant Response: Request implemented – SR2 rated enhanced internal doors are to be specified as part of the scheme.

3.3.13 An access control system should be installed which controls entry to the warehouse from the shop floor and from the shop floor up the staff welfare area. A fob activated system is preferred.

Applicant Response: Request part implemented – Suited key control access will be implemented to doors from the sales area to staff welfare areas. Due to operational requirements, the warehouse door is not fitted with an access control system. However, Aldi's own security regime ensures that activity within the vicinity of the loading bay will be very carefully monitored.

3.3.14 If there is a window in the management office that allows a 'one-way' view across the till areas, laminated and toughened glass should be fitted.

Applicant Response: This is not applicable to the scheme, as the internal vewing window has now been omitted from the ALDI standard store specification.

3.3.15 To facilitate passive surveillance into and out of the building the glazed elements of the south and eastern elevation should be kept largely free of advertising materials.

Applicant Response: This request is noted and will be implemented.

Cash handling

3.3.16 A safe which meets the LPS 1163 standard should be installed in the manager's office.

Applicant Response: This is an ALDI standard specification. The request is therefore implemented.

3.3.17 Chute deposit safes should be considered for use at each till point.

Applicant Response: The store layout is designed to locate tills adjacent to the manager's office for security reasons. It is not therefore necessary for till chutes to be installed based on Aldi's standard specification.

3.3.18 A dedicated parking bay should be marked out very close to the store entrance for the use of cash-in-transit vehicles only.

Applicant Response: ALDI has a specific store management strategy for cash in transit vehicles arriving at the store. This allows for parking near to the store entrance without a dedicated bay being marked out. Furthermore, the store will have its own security guard to offer additional security during cash-in-transit activities.

CCTV and alarms

3.3.19 A CCTV system should be installed at the store, with cameras capable of monitoring activity within the store, the store entrance and exit doors, the warehouse and back of house, the service area, all elevations of the building, the car park and cycle parking. Monitoring equipment should be located within the management office whilst recording equipment should be located within a very secure place within the store, or images should be recorded off-site by a suitable management company.

Applicant Response: This is an ALDI standard specification and will be implemented accordingly.

3.3.20 The building should be fitted with an intruder alarm that includes sensors on all doors as well as PIR detectors on the shop floor. A panic alarm should also be considered, with panic buttons fitted at till points and in the manager's office.

Applicant Response: This is an ALDI standard specification and will be implemented accordingly.

Security guard

3.3.21 Consider employing a security guard, one that is, visible on the shop floor during shopping hours.

Applicant Response: ALDI can confirm that a dedicated security guard will be employed at the foodstore.

Refuse storage

3.3.22 A secure refuse store should be provided within the secure service yard.

Applicant Response: This is an ALDI standard specification and will be implemented accordingly.

Signage

3.3.23 Signs should be erected to inform the public of the name of the development; direct customers to the store entrance; deter customers from entering restricted areas, inform customers of the use of CCTV on the site; and, clearly state the regulations for use of the car park (and sanctions for misuse).

Applicant Response: This is an ALDI standard specification and will be implemented accordingly.

3.3.24 Signs should also be erected to direct gym users, and residents and visitors to Eastgate, arriving on foot, around the edge of the car park.

Applicant Response: The requested directional signage will be implemented accordingly.

Landscaping

3.3.25 The 2,000mm high welded-wire, mesh fence securing the rugby club boundary should be reinstated along the amended boundary line.

Applicant Response: Request to be implemented – an increased height weld mesh paladin fence is to be installed as per the Sport England requirement. This will actually be a 3m high paladin fence.

3.3.26 High quality, well-maintained landscaping within the site will help improve the appearance of the development, define the edges of the site, prevent parking in inappropriate places and protect boundary fencing from irregular vehicle movements. Tree and shrub planting should respect the need to maintain lines of sight across the development by staff and customers as well as by CCTV cameras and lighting.

Applicant Response: Request to be implemented – ALDI's standard approach to the construction of a new foodstore involves a store maintenance and landscape maintenance contract. Furthermore, planning condition 14 of the decision notice (Ref. 133148/FO/2022) requires that:

"If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the City Council as Local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place".

Accordingly, there is a continuing requirement for ALDI to maintain their landscaping to a good standard, in order to avoid ongoing replacement of vegetation during the first five years of the foodstore's operation.

3.3.27 Bollards preventing access onto the store entrance forecourt should be suitably set in concrete foundations and robust enough to withstand accidental damage by careless motorists as well as hostile attacks by criminals.

Applicant Response: This is an ALDI standard specification and will be implemented accordingly.