



Local Policing Support Team

Your Ref: A/45/19/PL

Our Ref: NW/ARU/19/13A

Date 29th May 2019

Contact Name: Neville Wren

Dear Planning Officer

RE: BMW House, Chandlers Garage Ltd, Water Lane , Angmering BN16 4HE

Thank you for your correspondence of 26th April 2019 advising me of 'Demolition of existing buildings (car show room, workshops and Phares Courtledge) and erection of 19 dwellings, a convenience store, a community building, public toilets and associated car parking and landscaping - This application affects the character and appearance of the Angmering Conservation Area' 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 from a Secured by Design (SBD) perspective. SBD is owned by the UK Police service and supported by the Home Office that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found at www.securedbydesign.com where (Homes 2019) document and (Commercial Developments Document 2015) can be found.

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 Arun district being 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.

Plots 12-16 Convenience Store Building and Parish Council building.

In regard to the Convenience Store development with apartments above and the Parish Council building, I make the following recommendations.

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Planning Officer
Planning Control
Arun District Council

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It is important that the door set apertures for all the ground floor doors are protected. There is an expectation that security will be required to meet the following minimum standards when the buildings are unoccupied. PAS24:2016, LPS1175: Issue 7 SR2, STS201, and STS202: Issue 3 BR2. (Paragraph 56.1 and 56.2 of SBD Commercial Developments 2015 refer).

Likewise all ground floor and easily accessible windows should meet the specifications recommended in (paragraph 62.1), with applicable glazing meeting (paragraph 60.1).

Any fire doors should be devoid of external door furniture and be fitted with an alarm with remote access to enable staff to be alerted that the door has been opened. Signage adjacent to the door is to inform users of the consequences of misuse.

I refer the applicant to Chapter 32 of SBD Commercial Document 2015 regarding windowless building elevations.

If roller shutters are fitted to the store loading bay, I recommend they meet a minimum standard of LPS1175: Issue 7 SR1 or STS202 Issue 3 BR1.

SBD Commercial Developments 2015 Paragraph's 35.1 to 35.3 recommends that external staircases should be avoided. The roof access ladder must be secured out of reach to prevent unauthorised access and secured to prevent climbing. I recommend suitable padlocks to a minimum standard of Sold Secure 'Silver' standard are used to secure the upper drop down section.

In regard to the external cable and service riser located on the South East wall of the convenience store building, (Chapter 30) of SBD Commercial Document 2015 provides recommendations regarding security for essential services.

Commercial buildings can become prone to criminal attack through the walls by by-passing security doors and shutters. Therefore walls should be designed to withstand such attacks and materials resistant to manual attack or damage should be used to ensure initial provision of security.

I would also recommend an insurance rated safe fitted according to manufacturers' instructions and the fitting of an intruder alarm. SBD Commercial development 2015 Chapter 64 gives further advice regarding intruder alarms, including requirements for police response.

CCTV may also be a consideration for the intended occupant to provide security for staff and monitor the premises

Paragraph 56.11 provides advice regarding recessed doorways which should be avoided where possible as they provide opportunities for crime and anti-social behaviour, graffiti arson and burglary.

Dwellings, Apartments above the convenience store (plots 12-16).

Door sets (including for plots dwellings 1-5, 7-11, 12 – 16 and 17-19)

Secured by Design (Homes 2019) paragraph 21.3 recommends all door sets allowing direct entry into the home, eg.- front and rear doors, interconnecting garage door sets (see para 21.3) French doors, bi-fold or sliding patio doors sets , dedicated private flat or apartment entrance door sets, easily accessible balcony door sets (note 21.1a) etc shall be certified to one of the following standards PAS24:2016 (Note 21.1b applies) STS201 Issue 7:2015 (Note 21.1c) or LPS1175 Issue7.2 SR2:2014 SR2+ (note 21.1d) or LPS 1175 Issue 8 :2018 B3 SR2+ or STS202 Issue 6: BR2 (note 21.1d) or LPS 2018 Issue 1.1:2016 SRB (Note 21.1e).

Communal entrance

I refer to (SBD Homes 2019) document paragraphs 27.10 to 27.15 for specifications regarding Communal entrance doors serving five or more but less than 10 dwellings.

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Door entry and access control systems

(Paragraphs 27.18 to 27.23) provide specifications for the visitor door entry system and access control.

Visitor door entry systems that utilise CCTV must comply with (paragraph 29).

Dwellings (Plots 17-19 Apartments)

For communal entrance doors to plots (17-19) I refer to specifications recommended within SBD Homes 2019 (paragraph 27.7).

General Recommendations for Flats and Apartments

Doors to individual flats throughout the development should conforming to (PAS 24:2016), be fitted with a minimum of two hinge bolts or with similar integral facility to ensure protection in the event of a hinge failure following a criminal attack.

The door should also be fitted with a key release type door safety chain and door viewer to enable residents to see visitors before opening the door.

I recommend the postal arrangements for the flats is through the wall, external or lobby mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the flats' front doors. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

The lobbies, and internal foyers, stair wells, stair cases and corridors should be fitted with 24 hour movement activated switched lighting. In critical movement areas, such as lobbies corridors and staircases, the use of two stage lighting (a constant low level lighting level supplemented but activity switched lighting mode) may be utilized to provide safety and security.

Externally, Lighting must be carefully co-ordinated so that areas of risk are adequately covered. Lighting is required to illuminate each dwelling elevation containing an external door set, car parking & garage areas including footpaths leading to dwellings (including blocks of flats) where the public, visitors or occupants of the building are expected to use.

I would recommend dusk to dawn energy efficient LED switched lighting. (Research has shown that a constant level, of illumination is more effective at controlling the night environment). (SBD Homes 2019) paragraph's (18) and (25.1 to 25.4) paragraphs (33.1 and 33.2) and paragraphs 59.1 to 59.5 refer to dwelling and street lighting specifications).

General Site wide recommendations

It is important that the boundary between public space and private areas is clearly indicated. It is desirable for dwelling frontages to be open to view, so walls fences and hedges will need to be kept low or alternatively feature a combination (max height 1m) of wall, railings or timber picket fence.

External Lighting throughout the development will be an important consideration and should conform to the recommendations within (BS5489:2013).

It is desirable that vehicular and pedestrian routes are designed in a way that ensures they are visually open, direct and well used but security of the development must not be compromised by excessive permeability, for instance, allowing the criminal legitimate access to the rear or side boundaries of dwellings.

Where footways are provided they shall measure at least 2m in width.

The pedestrian access from the development into High Street must have a clear and unobstructed line of sight in both north-west and south-east direction. However the 1.2 m retaining wall to the north west and tree

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line and bushes to the south east may obstruct visibility for pedestrians wishing to cross the road at that point.

Where communal parking occurs it is important that they must be within view of an active room within the properties. An active room is where there is direct and visual connection between the room and the street or the car parking area. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms. Gable ended windows can assist in providing observation over an otherwise unobserved area.

Undercroft parking must be illuminated with movement activated lighting. Any doors that give access to residential floors must have access control.

In circumstances that require a more open feature such as a garden overlooking a rear parking court or a rear garden pathway, 1.5metre high close board fencing topped with 300mm of trellis can achieve both security and surveillance requirements. This solution provides surveillance into an otherwise unobserved area and a security height of 1.8 metres. Gates that provide access to the side of the dwelling or rear access to the gardens must be robustly constructed of timber, be the same height as the adjoining fence and be lockable from both sides. Such gates must be located on or as near to the front of the building line as possible.

I draw the applicant's attention to the parking area behind (plots 1 to 14).

The rear access to those plots will be used to access the occupant's vehicles. The rear fence and gates provides the first layer of defence to protecting the back garden and back doors and windows from unlawful access. When leaving the back garden, unless there is a means for residents to lock the gate behind them, it leaves the gate insecure and the house more vulnerable to unauthorised access.

Gates that provide access to the side of the dwelling or rear access to the gardens must be lockable from both sides, with anti-lift hinges; be the same height as surrounding fences; constructed to deter ingress/egress from over or under the gate; avoid congestion on to the adjoining highway; and be of good design to enhance the aesthetic quality of the development.

Bicycle Storage.

I note that there is provision for cycle storage within gardens and also some external storage including within undercrofts and garages. I refer to (Chapter 56) of SBD Homes 2019 document which gives specifications for bicycle storage.

Public Toilets

Photo 12 of the planning application shows a proposed design for the public toilets which appear to be of a modern design. I have included a link to a 2014 publication of a Herefordshire Constabulary advice pamphlet which also provides design and crime prevention advice including the surrounding area for a public toilet.

I would also recommend considering anti-graffiti coatings and surfaces.

<http://www.btaoos.co.uk/wp-content/uploads/2014/01/PubliclyAvailableToiletsProblemReductionGuide.pdf>

General Area.

I note The 'High Street' has single yellow line restricted parking along its northern side. Often vehicles are parked in the vicinity which may belong to housing on the opposite side of the road. The High Street has a traffic information sign stating (6ft 6inches except for buses) limited width, which may affect large goods vehicles accessing the retail store.

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Visibility southwest from the southern exit in Water Lane appears to be limited due to the curve in the road on the south west side of the entrance.

Speed limits change at this point to a 20mph zone for vehicles entering the High Street from the north 30 mph speed limit.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

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.

Thank you for giving me the opportunity to comment

Yours sincerely



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