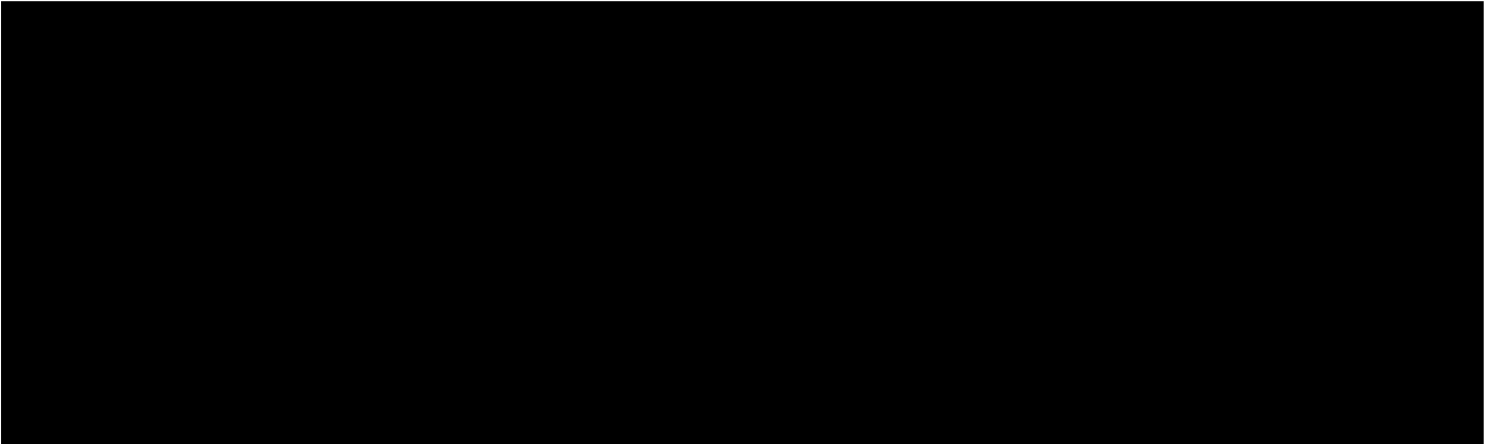




From: [REDACTED]
Sent: 28 February 2019 16:44
To: Planning.Responses
Subject: A/9/19/PL Pound Place, Roundstone Lane , Angmering BN16 4AL

Dear Mrs Gardner,

Please find my recommendations attached above for the above planning application.

Regards

Neville Wren | Designing Out Crime Officer
Sussex Police Headquarters | Amberley Block
Church Lane | Lewes | East Sussex | BN7 2DZ



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Local Policing Supporting Team

Your Ref A/9/19/PL

Our Ref: NW/ARU/19/05A

Date: 28th February 2019

Contact Name: Neville Wren

Tel: 101 ext: 540137

Mobile No: 07789-902818

Dear Mrs Gardner

Re:- Pound Place, Roundstone, Angmering BN16 4AL

Thank you for your correspondence of 31st January February 2019 requesting an application for the Demolition of existing dwelling & erection of a 62 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane (resubmission following A/51/18/PL).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. 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 should be considered.

I direct my comments solely from a crime prevention viewpoint and I direct the applicant or their agent to our website at www.securedbydesign.com where SBD Homes 2016 document can be found. The Secured by Design scheme is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

In regard to your query I make the following recommendations.

The building will house vulnerable residents and so preventing unauthorised access to their private living accommodation is important with good access control and clearly defined separation between public and private areas. It will also help deter unintended egress by some residents into other bedrooms rooms , and so help to maintain their safe environment.

(Secured by Design Homes 2016 recommends all door sets allowing direct entry into the home, eg.- front and rear doors, interconnecting garage door sets (see para 21.2) 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 4:2012 (Note 21:1c) or LPS1175 Issue7.2 SR2 (note 21.1d) or STS202 Issue 3 BR2 (note 21.1d))

Mrs A Gardner
Planning Officer
Planning Control
Arun District Council

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

Communal entrance doors sets with a separate adjacent access control panel are usually subject to greater use (and abuse) due to the number of dwellings served. Certification to one of the following standards can demonstrate that the door set has a more robust construction and is more able to withstand the day to day use in a communal application than a door tested to PAS 24:2016 or STS201. I would recommend STS 202 or LPS1175 Issue 7 SR2. (SBD Homes 2016 document chapter 27.3 refers)

Any glazing within PAS24:2016 or STS202 Issue 4:2012 certificated doors, including glazed panels / side lights adjacent to doors installed with an integrated door frame and windows adjacent to door sets (within 400mm) must incorporate one pane of laminated glass meeting or exceeding the requirements of BS EN 356:2000 class P1A. See SBD Homes 2016, note 21.3 which states there is no specific requirement to install laminated glazing on the inner or outer face of a doubled glazed unit and refers to best options with laminated glass and other factors.

All ground floor and easily accessible windows shall be certificated to one of the following specifications listed within Chapter 22.1 of SBD homes 2016. I would recommend windows are capable of being locked and fitted with window restrictors (capable of being released internally) to prevent unauthorized access if they are opened for ventilation during hot summer months.

Secured by Design gives recommendations for residential dwellings access control systems which may provide suitable for access control to the care home.

SBD document 'Homes 2016' Paragraph 27.8 recommends that larger developments containing more than 25 dwelling or bedrooms shall have an access control system. The technology by which the access control system operates is outlined within UL 293, however it should provide the following attributes:

- Access to the building via use of a restricted electronic key fob, card or key
- Vandal resistant external door entry panel with an integral camera (27.8a)
- Remote release of the primary entrance door set from the dwelling or bedroom (27.8b)
- Audio/visual communication between the occupant and the visitor (27.8a)
- Capture (record) images in colour of people using the door entry panel
- Battery back-up facility of the resident entry features of the system in the event of a power failure for up to 6 hours (27.8c)
- Unrestricted egress from the building should be afforded to the user in the event of an emergency or power failure.
- Every event of the entry system both visitor and resident should be recorded and stored for 30 days.
- SBD recommends the use of colour monitors to enable the occupier of the dwelling or bedroom to assist with the identification of the visitor to accurately describe the colour of clothing to the police in cases of antisocial behaviour or other misuse

Some compartmentalisation of the corridors and rooms will be required to separate the wards and patients sleeping accommodation from direct access by the general public and visitors and potentially other patients. This will control the access from the central core lifts and stairwells to the floor on which their bedroom is located via the use of a proximity reader, swipe card or key or door sets on each landing and can prevent unauthorised access to the corridor where their bedroom is located.

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.

Emergency egress is an important consideration within the building, and removing patients to a safe area in an emergency situation. Often the green coloured emergency door exit release devices have proven to be abused and so Secured by Design (SBD) recommends vandal resistant stainless steel self-resetting emergency exit systems as an alternative. The installation and system type must be in full compliance with Building Regulations and achieve a final sign off by a local building control inspector or Approved contractor.

If a break glass emergency door release provides access to residential areas as part of the emergency escape route, additional security must be provided to restrict access to the fire escape route only to maintain the security of the building.

SBD homes 2016 document Chapter 27.10 though to 27:11 gives further advice.

I refer the applicant to Chapter 24 of Secured by Design (Homes 2016) document which gives specifications for light weight framed walls in houses, and buildings containing multiple dwellings or bedrooms. Security can be severely compromised if lightweight framed walls do not offer sufficient resilience to withstand a criminal attack.

Externally, lighting is required to illuminate each dwelling elevation containing an external door set, car parking & garage areas including footpaths leading to where the public, visitors or occupants of the building are expected to use. External lighting throughout the development must conform to the requirements within BS 5489 and be vandal resistant.

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 2016 Chapters 18 and 25: Chapter 30 and Chapter 56 refers to street and dwelling lighting specifications).

Lighting must be commensurate with any CCTV system fitted.

Internally, the lobbies, lift well 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.

Patient bedroom doors must be certificated, and have access control and a door viewer.

Equipment stores, cleaning equipment and chemical stores and especially drug stores must be fitted with doors fit for purpose and have access control. Drugs must be stored an approved locking drugs cabinets.

Where valuable documentation, cash, equipment such as computers, drugs, delicate medical equipment are concerned a higher degree of security may be required, and I would recommend a PAS 24:2016 accredited door is fitted with access control. I would also recommend an insurance rated safe fitted according to manufacturers instructions.

An intruder alarm would be a valuable asset to enhance any physical security measures. SBD Homes 2016 Chapter 57 gives further advice.

I would strongly recommend that consulting rooms where a doctor or nurse may be alone with a patient should be fitted with panic alarm strips to alert staff in case of a physical attack on them by a patient.

I recommend the front entrance to the development is gated with access control. This will prevent unauthorised access and also deter patients from accidentally wandering off and endangering themselves if they are suffering from any mental health issues. The gate would need to be set sufficiently far into the drive to allow vehicles to pull off the road whilst the

driver accessed an intercom system or uses a pass fob to gain access. Consideration must be given to fire service access.

The car park should be illuminated to assist casual observation of vehicles parked within it.

Consideration should be given to the installation of a CCTV system to monitor external entrances to the development and the building. This may also be necessary to monitor patient corridors. However, consideration must be given to Human Rights and data protection issues.

I recommend that a set of Operational Requirements is created? This will enable the CCTV system to be used to its best ability ensuring that it is fit for purpose. Details on how to set up a set of O.R.'s can be found on the Home Office website; see CCTV Operational Requirements Manual 2009.

The development of an Operational Requirement Statement is essential; this document is unique to each system and will be used for the design and performance specification of the system. It is a statement of problems, not solutions, highlighting areas covered by the system and the times and description of activities giving cause for concern.

A public address system throughout the building may be an asset.

The below links provide more advice regarding CCTV.

<https://www.gov.uk/government/collections/surveillance-camera-guidance-tools-and-templates>

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378449/09-05-UK-Police-Requirements22835.pdf

I recommend the postal arrangements for the building are through the wall, external or lobby mounted secure post boxes. Or by making arrangements for mail to be delivered to the premises reception at suitable times. 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 building.

I recommend there must be suitable facilities for staff, with a secure 'staff only' room with washing and changing facilities and lockable lockers. Identity badges or uniform. Staff only parking area, and secure cycle storage facilities.

External cycle storage should be located as close to the occupied buildings as possible and within 50 metres of a primary entrance door. They should also be fitted with Sheffield hoop style stands of galvanised steel bar construction of at least 3mm thickness or other suitable anchorage points fit for purpose and be in view of an active room or CCTV.

Cycle stores with a roof can benefit from better surveillance by having transparent sides such as polycarbonate, or reinforced toughened glazing. Cycle stores must be illuminated during the hours of darkness, with dusk to dawn lighting.

Any stores with external doors and no other access must be fitted with locks that can be released from the internal side to prevent accidental locking in.

The bin store must also be capable of being locked, and as the store has double doors, a door closer is to be fitted along with spring loaded automatic shoot bolts to the unlocked door to ensure it closes first. The store must be illuminated with a movement activated vandal resistant light.

Meter cupboards must also be fitted with a fit for purpose door with access control to prevent tampering.

Vehicle garage doors must meet specifications contained within Chapter 21.2 to 21.4 of SBD Homes 2016.

I am pleased to see that there is a secure 1.8m high vertical boarded timber fence and external hedging around the property. There should be no external areas or places where footholds could be gained to gain access to the grounds. Consideration should be given to defensible planting.

Within the building, suitable coloured paint can help dementia patients more easily distinguish areas they are familiar with and suitable directional signage will also assist visitors and help remove excuses for being found in the wrong areas.

I would recommend a suitable barrier across the first floor external roof terrace to prevent patients from falling, such as 1.5 metre high reinforced glazed panels.

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.

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.

Yours sincerely



Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters

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

