



Local Policing Support Team

Your Ref: BR/196/20/PL

Our Ref: LM/ARU/20/11B

Date 26th August 2020

Contact Name: Lee Melbourne

Tel: [REDACTED]

Mobile No: [REDACTED]

Dear Mr Davies,

RE: 25 Sudley Road Bognor Regis PO21 1EW

Thank you for your correspondence of the 21st August 2020, advising me of a planning application for new 2 storey extension on first floor with loft floor & 8 No. new dormer windows (4 No. at front, 4 No. at rear), first floor rear extension (mansard floor) with 8 No. roof windows, alterations to ground floor shopfront & new access to upper floors for use for 10 No. residential units (5 No. 1 bed units & 5 No. 2 bed units) (resubmission following BR/83/20/PL). This application may affect the setting of a Listed Building and is in CIL zone 4 (Zero Rated) as flats 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 and Building Control Departments in England (Part Q Security – Dwellings), that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found at www.securedbydesign.com

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 the 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 requirements should always be considered.

I direct the applicant to previous correspondence from this office Your Ref: BR/83/20/PL dated the 30th April 2020 and Our Ref: LM/ARU/20/11A dated the 7th May 2020 to which all comments in the main remain extant.

Mr Davies
Planning Officer
Planning Control
Arun District Council

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

Telephone: [REDACTED]

I note that this is a resubmission following the refusal of BR/83/20/PL.

With regards to the commercial elements of this application I direct the applicant or their agent to our website at www.securedbydesign.com where the Secured by Design (SBD) Commercial Development 2015 Version 2 document can be found. This is a comprehensive document that encapsulates both commercial developments where the public have no formal access, e.g. factory or office buildings, and those where public access is integral to the commercial use such as retail premises, leisure centres and public buildings. This document will be able to provide the applicant with in-depth crime prevention advice pertinent to the design and layout.

I note that the commercial element of this application is looking broadly at uses namely A1-B2. Should the commercial element be utilised as a café or restaurant the applicant is strongly advised to consult directly with Police Licensing at Sussex Police before making plans for licensed premises serving alcohol or conducting other licensable activities at this site.

From a crime prevention perspective thought should also be given to the fitting of an intruder alarm and CCTV.

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

CCTV guidance for police requirements:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378449/09-05-UK-Police-Requireme22835.pdf

With regards to the residential element of this application I direct the applicant or their agent to our website at www.securedbydesign.com where the SBD Homes 2019 Version 2 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.

It is imperative to ensure that the structure of the development is maintained so that different uses do not cause conflict with each other. Segregation of the day to day activities of the residential element from the day to day activities of the commercial /retail element development is essential.

It is important to note that for communal developments, security is not only relevant externally but it also has to be present to assist in preventing internal criminal acts as well, deterring both external and internal threats to residents.

From a crime prevention perspective, it will be imperative that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. SBD recommends that all communal door-sets serving 10 or more dwellings or bedrooms should have visitor door entry system or access control system to enable management oversight of the security of the building i.e. to control access to the building via the management of a recognised electronic key system. It should also incorporate a remote release of the primary entrance door set and have audio visual communication (preferably colour) between the occupant and the visitor. Door sets that are fitted with electronic locks or electronic staples must form part of the manufacturers certified range of door sets. Tradesperson or timed release mechanisms are not permitted as they have been proven to be the cause of antisocial behaviour and unlawful access to communal developments.

Additionally, I recommend the postal arrangements for the flats is through the wall or externally 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.

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With regards to the cycle storage at ground level I refer the applicant to SBD Homes 2019 Version 2 chapters 56 56:1 through to 56:4 and additionally Chapter 57 57:1 through to 57:3. These chapters will give the applicant additional information pertaining to the security of these areas.

Thank you for giving me an opportunity to comment.

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



Miss Lee A Melbourne
Designing Out Crime Officer
Sussex Police Headquarters

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