Local Policing Support Team

Your Ref: AWDM/0578/23 Our Ref: LM/WOR/23/014A Date 5th July 2023

Contact Name: Lee Melbourne

Dear Ms Fox,

RE: Restaurant 14 Crescent Road Worthing West Sussex

Thank you for your correspondence of the 4th of July 2023, advising me of a planning application for a change of use of the building from restaurant (E class) with manager's flat (C3) and self-contained two-bedroom flat (C3) to 1x two-bedroom flat (C3) at ground floor and 1x six-bedroom small house in multiple occupation (C4) with associated alterations at first, second and third floors, new front door at ground floor level at the above location, 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 – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

The level of crime and anti-social behaviour in Worthing district is above average when compared with the rest of Sussex, so additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered.

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.

I direct the applicant or their agent to our website at www.securedbydesign.com where the SBD Homes 2023 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.

Ms Fox
Planning Officer
Planning Services
Adur & Worthing Councils

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.

Historically there are cases where houses of multiple occupancy (HMO) have given rise to instances of anti-social behaviour (ASB). To reduce the risk of this occurring there will need to be stringent management control of tenancies. I would ask that this be implemented as a condition of planning.

Whilst I have no concerns regarding the design and layout, I recommend the following security measures to be implemented within the development:

The front access door to the HMO will be subject to heavy and prolonged use so needs to be fit for purpose. I refer the applicant to chapter 29 of SBD Homes 2023. Tradesperson or timed-release mechanisms are not advised as they have been proven to be the cause of anti-social behaviour and unlawful access to communal developments.

From a crime prevention perspective, it will also be very important that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. I refer the applicant to Chapter 29 of SBD Homes 2023.

In relation to windows, I refer the applicant to chapter 24 of SBD Homes 2023.

There are increasing crime problems associated with letter plate apertures, such as identity theft, arson, hate crime, lock manipulation and 'fishing' for personal items (which may include post, vehicle and house keys, credit cards, etc). In order to address such problems SBD strongly recommends, where possible, mail delivery via a secure external letter box meeting the requirements of the Door and Hardware Federation standard Technical Standard 009 (TS 009) or delivery 'through the wall' into a secure area of the dwelling. These should be easily accessible i.e., at a suitable height for a range of users.

Each bedroom door must be a fire rated (FD30 or higher) door with a minimum lock certificated to (BS8621) or (PAS 8621), fitted with a minimum of two hinge bolts or hinges with a similar integral facility to ensure protection in the event of a hinge failure following a criminal attack. The bedroom doors must also be installed with a door chain and door viewer.

I refer the applicant to the SBD Homes 2023 document chapter 26 which discusses lightweight framed walls in houses and buildings containing multiple dwellings or bedrooms which will be pertinent to this application.

In relation to lighting the communal areas to this application I refer the applicant to Chapter 27 of the SBD Homes 2023 document - Paragraph 27.9.

Finally, construction sites often suffer from theft, criminal damage, arson, and anti-social behaviour, all of which can have a major impact on completion dates and overall development costs.

The SBD Construction Site Security Guide 2021 is designed to be risk commensurate and provides advice on how to secure the site from the moment the hoarding goes up until the moment the development is handed over to the client or end user. The advice is based on proven crime prevention principles that are known to reduce criminal opportunity by creating safer, more secure, and sustainable environments. It applies to all construction sites regardless of their size and is intended for all staff including security personnel. It can be found on the SBD website: www.securedbydesign.com

It is also recommended that contact is sought by the developer with local Neighbourhood Police Team (NPT) to establish good relations whilst the development is in the construction phase.

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