Local Policing Support Team

Your Ref:	AWDM/1815/19	Our Ref:	NW/ADU/19/07A	Date	20th December 2019
Contact Name:	Neville Wren	Tel:	01273 404 535 ext: 540137	Mobile No:	07789902828

Dear Ms Hearsey,

Re: 374 Brighton Road, Shoreham by Sea, West Sussex, BN43 6RE

Thank you for your correspondence of 3rd December 2019, advising me of the 'Change of use from Retail (A1) to Hot Food Takeaway (A5) with extraction flue to north elevation.' 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 on www.securedbydesign.com within (Homes 2019) document.

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 Adur district being below 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 be considered.

Accredited products that are fit for purpose and appropriate along with natural surveillance and access control will assist the development in creating a safe and secure environment in which partake in leisure and retail activities.

Ms E Hearsey
Planning Officer
Planning Control
Adur & Worthing District Councils

Mr B Uzun
453 West Green Road,
London
N15 3PW

The application indicates the premises will be used as a fish and chip shop with take away facilities.

Doors
The door leaves and frames of any existing door that are to remain , together with door locks should be checked to ensure they are sound and fit for purpose, likewise any remaining windows should be checked for their security and be lockable unless classed as a fire exit.

For the main external entrance door set of the application (Secured By Design Commercial Developments 2015 Para 56.1) recommends that there is an expectation that the security required will meet the following minimum specifications when the building is unoccupied, and for this premises will also have to deal with prolonged and heavy usage, therefore I recommend any (new) door should conform to the higher specification of (LPS 1175 Issue 7 SR2) or (STS201 or STS202 Issue 3 BR) minimum.

All door set products must be fit for purpose and meet specifications within (Para 56.2 of Secured by Design Commercial Developments 2015).

Door recesses should also be avoided as they provide opportunities for crime and anti-social behaviour, graffiti, arson and burglary.

Windows
(SBD Commercial Developments 2015 Para 62.1) recommends that window apertures must be protected and like the doors will need to exceed the following standards when the building is unoccupied. Certification to STS204 Issue 3:2012, or LPS1175 Issue 7:2010 SR1 or LPS2081 Issue 1:2014.

Glazing for all new ground floor and easily accessible windows must incorporate one pane of laminated glass to a minimum thickness of 6.4 mm or glass tested to BS EN 356:200 category P1A unless protected by a roller shutter or grille. (SBD Commercial Developments 2015 Para 60.1)

If glazing panels are installed adjacent to the door set or are part of it, they should be tested as part of the manufacturers certified range of door assemblies. Alternatively where they are manufactured separately from the door frame, they should also be certified to either STS204, or LPS1175 Issue7: at a security rating to match the door set, or STS202: Issue 3 at a security rating to match the door set.

I recommend 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.

Consideration should be given to intrusion resistance within any new building skin and party walls of the premises to remove any unauthorised access.

Miscellaneous
Cupboards which may contain corrosive or inflammable materials and liquids also require doors that are fit for purpose with access control, to prevent unauthorised access.

Consideration should be given to the installation of an insurance rated safe fitted in the according to manufacturer's instructions if there is a need to keep high value items or personal data stored within the building.

The building should also be fitted with an intruder alarm (Chapter 64 of Commercial Developments 2015) refers.

Sound Insulation .To protect the amenity of dwellings above the premises consideration should be given to insulating the ceiling of the shop area.

Staff and Opening Hours
Two full time staff and two part time staff are indicted within the application.

Opening hours are (Monday to Fridays 11.00hrs to 23.00hrs), (Saturdays 11.00 to 23.00hrs) and Sundays and Bank Holidays 11.00hrs to 23.00hrs).

Used Cooking Oil
Although the application indicates waste oil will be regularly collected from the site, there is no indication where used cooking oil will be stored. This is still sometimes a target for theft and should be stored securely.

Crime Figures
Police Crime figures show a number of crimes and incidents within the post code area but not within the immediate vicinity of the application.

There is a wide pavement outside the application and a street light column nearby.

I have a slight concern that the number of vehicles attending the application, collecting takeaway meals, and parking outside, may cause noise from the opening and closing of car doors, engines running and general conversation, which may have an impact on the dwellings above.

There is no indication of a door to door delivery service provided.

Consideration may need to be given to an earlier closing time.

From a crime prevention viewpoint I have no major concerns regarding this application.

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.

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended, therefore, that before making any amendments to the application, the applicant or their agent first discuss these comments with the Local Planning Authority.

Yours sincerely

N Wren

Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters