# Local Policing Support Team

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| Your Ref: | AWDM/1842/19 | Our Ref: | NW/ADU/19/08A | Date | 2nd January 2020 |
| Contact Name: | Neville Wren | Tel: | 01273 404 535 ext: 540137 | Mobile No: | 07789902828 |

Dear Mr Barnett

**Re: Lancing Horticultural Society, The Street, Lancing, West Sussex**

Thank you for your correspondence of 11th December 2019, advising me of the 'Regulation 4 application for Change of Use of 'The Barn' currently used for Council storage to a workshop and 'The Garage' to ancillary storage 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 on www.securedbydesign.com within (Commercial Developments 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.

I have viewed the location of 'The Barn' via Google Street View and note the two buildings referred to are both located within a part flint walled yard which is at the end of 'The Street' Lancing, and overlooked from a raised position by a dwelling at the southernmost end of 'The Moorings' on the north side of The Street.

At the eastern end of 'The Street' the road peters out to a single track road with a 5mph speed limit. Westwards 'The Street' joins Mill Road. To the south side of 'The Street' the Flint wall runs the length of The Street with a recreation ground and sports fields on its southern side.

Mr P Barnett
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The proposed application is exposed on the south and east side with no perimeter walls. On the west side is fairly large yard with an entrance in the flint wall on its north side with no control gate. The south side of the yard has a five bar steel gate also with no controlled access.

The relative isolation and exposed sides of the application may provide an opportunity for crime. It is also easy to access the yard to park a vehicle close to the buildings.

I note that the northern barn will be used as the workshop and will house tools and machinery in due course which will be the main attraction for crime.

I appreciate this is a 'Community' project and there are financial implications for the Society in securing these two buildings effectively and so have included some alternative recommendations.

I recommend that the building is made as secure as possible and fitted with a professionally installed intruder alarm fitted with dual communication, remote monitoring and fit for purpose. (Alarm Co's with NSI, NACOSS, or SSAIB credentials). (Para 64 of SBD Commercial Developments refers).
Should this type of alarm be fitted, measures must include prevention of access to any utilities, especially power and telephone cables and consideration given as to how members would provide a response if called out to an alarm activation.

As with any other valuable articles, the security of tools and expensive machinery should be considered in layers:
• **The Outer Layer**. The protection of the surroundings etc which are necessary for particular situations or risks. Exterior lighting, approaches overlooked etc.
• **The Secondary Layer**. The protection of the surrounding structure (the building or part of a building) which contains the immediate or core layer for the tools and machinery;
• **The Immediate or Core Area**, which secures the tools and machinery directly.

In most circumstances, the immediate and secondary layers are likely to be all that need to be addressed. However, conditions which affect either the ability of the outer structure to provide a defensive level commensurate with the particular risks, or any constraints upon the occupier
(eg crime level, property style or type of construction, constraints in tenanted property etc) may require adjustments to either layer.

I would recommend whilst the building is being upgraded, expensive tools should be kept elsewhere to prevent theft.

The front door of the barn appears to be a makeshift wooden boarded door.
(Chapter 56:1of Secured by Design Commercial Developments 2015) refers to external door set aperture standards for commercial buildings where there is an expectation that the security will be required to meet the following minimum standards when the building is unoccupied. (PAS 24:2016), or (LPS 1175 Issue 7 Security Rating 2), Or (STS 201, or STS 202 Issue 3 BR2).

For this property should you wish to replace the existing door I would recommend a new door set meeting minimum certification to (LPS1175 Issue 7 SR2 or above) and steel skinned.

There are various options to secure the existing door if it is to remain.

It should be internally reinforced with thick plywood sheeting and be secured with two mortice locks, one located a third of the way up the door and another a third of the way down from the top. The frame should also be reinforced with a London Bar to protect the mortise.
Single point locks should be certified to BS3621 (Keyed egress) or BS 8621 (Keyless egress).

I would also recommend two external padlocks and hasps to 'Sold Secure' level (https://www.soldsecure.com/), with the hasp fitted with anti-tamper screws or coach bolts that cannot be unscrewed from the outside. (However wooden board can be subject to being cut or drilled with power tools). Any existing windows should be capable of being locked. Window frames should also be checked to ensure they are sound and secure.
(Chapter 60) of SBD (Commercial Developments 2015) and (Chapter 62) provides specifications for the protection of window glazing and window apertures.
Alternatives are steel bars, which should be fitted internally to prevent entry, fitted within a steel frame and secured to the internal edges of the walls of the windows.

There should be no direct view into the barn from outside to view the contents.

Secure by Design (Commercial Developments 2015) provides recommendations in regards to new doors and windows. (Paragraph 56.1 and 56.2) provides specifications for external door apertures.

(Chapter 52) provides alternatives with recommendations for steel roller shutters and grilles for doors and windows.

(Chapter 54) provides advice regarding roof construction.

The low roof eaves and corrugated steel roof with polycarbonate skylight panel also provide possible easy access by leverage or the use of cutting or power tools and would benefit from internal reinforcing or lining.

Weldmesh or expanded metal mesh would provide a good deterrent to both if the roof timbers are suitable to withstand the weight.

As an alternative to securing the roof, I would suggest an internal steel cage or cabinet with access control where tools can be secured within the building if there are no other secure storage areas to provide a second layer of defence, and for it to be located within the view of an intruder alarm PIR sensor.

I refer the applicant to www.SecuredbyDesign.com where under 'Accredited Product Search' various Police approved products are listed by (Company) or (Products). Many more are available by searching the internet

Steel security cages are widely available on the internet. (For Example:-
https://www.securitycagesdirect.co.uk/?campaign=257211197&keyword=security%20cage&gclid=EAIaIQobChMIz_ihhYGI5gIVFeDtCh0Z0wdWEAAYAiAAEgKilfD_BwE

I have also seen road reinforcing rebars used as a makeshift alternative reinforcing material where looks are not important. (As the mesh has quite large gaps between, it is not suitable for small items which could be withdrawn through it).

External or adjoining walls of other units within the building must be intrusion resistant.

The structure of the walls of the buildings should also be considered when securing items to the walls and the appropriate type of suitable fixings, such as chemical bonding or expansion bolts.

Garage Unit.

The same principles apply to this unit as the Barn, although to a lesser degree if no expensive items are likely to be stored within it.
I would recommend the up and over steel door have additional locking security fitted approximately a third of the way up the door from the ground , by way of two mortice locks installed within the edges of the up and over door ,so that when closed they can lock into the door frame on either side. This assists if the door lock is weak and could be overcome and also helps prevent the outer corners of the door being forced

up to reach the  lock cable (if it has one). Specific types of additional garage door locks are available via the internet.

Additional external lighting may also be required during the winter months. I refer to (Chapters 39 and 40 of SBD Commercial Developments 2015) document.  An older style street light and nearest light is located on the north-west corner of the junction with the Moorings and may not provide sufficient lighting for the car park and yard area.

Consideration must be given to, fire precautions and escape routes. I recommend advice is sought from West Sussex Fire and Rescue including advice regarding the proximity of waste storage next to the buildings.

Wheeled refuse bins can be easily moved to provide a foot hold to reach low windows, a low roof or sky light. They can also be subject to arson and antisocial behaviour and so may need securing nearby.

Any fire doors should be devoid of external door furniture and be fitted with an alarm to enable staff to be alerted that the door has been opened.

In due course, tools and equipment should be permanently marked with post code and building identification to deter theft.

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**