



Local Policing Service Improvement & Engagement Department

Your Ref: DM/25/0582

Our Ref: PE/MID/25/07/A

Date 24th April 2025

Contact Name: Phill Edwards

Contact Number: N/A

Mobile: 07780987871

Dear K Williams

RE: Incorporate Ltd, 34 Cyprus Road, Burgess Hill, West Sussex, RH16 8DX.

Thank you for your correspondence of 08th April 2025, advising me of a full planning application for the demolition of existing building, erection of a part 4, part 5 storey building for assisted living accommodation for up to 14 occupiers and on-site staff facilities (Use Class C2) and commercial space on the lower ground floor (Use Class E) 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 using Crime Prevention Through Environmental Design (CPTED) principles and 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 – 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 the Mid Sussex district is below average when compared with the rest of Sussex, as indicated within Police.uk. I have no major concerns with the proposals at the location, however, additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered and I would like to raise the following observations.

K Williams
Planning Officer
Planning Services Division
Mid Sussex District Council

I would like to direct the applicant or their agent to the SBD website where the residential SBD Residential 2025 edition 1 document can be found. This document became effective from 1st March 2025.

This edition of the SBD guidance for residential properties has been designed to cater for the security of all new and refurbished homes including those for disabled and older people. The guide incorporates the latest security standards, developed to address emerging criminal methods of attack, and includes references to the Building Regulations and other statutory requirements across the United Kingdom. Constructing well-designed places, buildings and communities that promote both sustainable communities and health and well-being is an objective that Secured by Design widely supports; however, it is imperative that they must also be safe, secure, and accessible. Mitigating the opportunities for crime is not only about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant and participatory communities. It is important that proposed developments and public realm spaces and community provision are fully inclusive, created for the benefit of all, with safety and security at its core. For example, this Guide reflects upon the Home Office 'Violence Against Women and Girls' (VAWG) agenda, so that consideration is given to environmental design. This ensures such environments promote equality and are safe, inclusive, accessible, pro-social, and of high-quality, meaning that users will want to interact with the space and receive the health benefits that they have potential to offer.

Additionally, I would like to direct the application to the SBD Specialist Housing & Supported Schemes. This crime prevention guide is one of a series produced by Police Crime Prevention Initiatives (Police CPI) and has been developed to sit alongside the current version of the Secured by Design Homes Guide which offers security guidance for domestic properties. Both documents have been designed to cater for the security of new and refurbished homes, including those for disabled and older people, victims of domestic abuse or those with specific protected characteristics. It incorporates the latest security standards, developed to address emerging criminal methods of attack, and includes references to the Building Regulations and other statutory requirements across the United Kingdom.

The design and access statement submitted in support of this application states. *This application proposes replacing the existing building with a part-4, part-5 storey building that would accommodate 15 supported living studios within Use Class C2 (residential institutions). The new facility would include on-site facilities for 4-6 staff and carers, a laundry to serve the new use and ancillary refuse, recycling and cycle parking, together with a small commercial unit. The new building would be staffed and managed 24 hours a day.*

Given the purpose and the intended residents of this development, it will imperative that the security of the building and the safety of the residents is a priority. Unless there is a security presence 24 / 7 controlling access an control system along with a door entry requirement will be required.

Additionally, I recommend the following.

- All easily accessible door-sets and windows are 3rd party Certificated.
- Secure mail delivery is introduced into the development.
- Compartmentation - Compartmentation for the purposes of providing extra security is the structural division of a building, usually by means of access-controlled door-sets, into discreet sections and/or areas for use by residents, their visitors, maintenance personnel and others but only under controlled conditions. Compartmentation is suitable for all multi-occupancy buildings, especially those where crime and anti-social behaviour is having a detrimental effect on the lives of the residents as a result of unrestricted access to residential floors. Residents should be assigned access to communal areas and their own residential floors only. This can be achieved by either: - Controlling access to lifts and stairwells separately.- Controlling access to lifts and stairwells jointly.
- Lighting at the entrances and within the lobbies and stairwells should be present

Information on all of the above security measures can be found within the above-mentioned SBD documents.

Lighting at the entrances, lobbies and stairwells should be present.

Unfortunately, there are many crimes which occur during the construction phase of a development the most significant include theft of plant equipment, materials, tools and diesel fuel. Secured by Design recommend that security should be considered throughout the life cycle of the development and in place prior and during the construction phase (inclusive of pre-enablement works). For example, this should include robust perimeter fencing of the site and (where appropriate) a monitored alarm system (by a company or individual who can provide a response) for site cabins and those structures facilitating the storage of materials and fuel.

The developer is advised that signage should be displayed across the development (i.e. on the perimeter fencing) and should contain the emergency contact details and point of contact. This will allow both the public and staff members to report suspicious behaviour and circumstances.

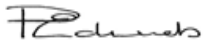
Mobile or part time video surveillance systems (VSS) can be used as an effective aid to the security of a site and can act as a deterrent to criminal activity.

Further advice on construction site security can be obtained from the Secured by Design website at www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

Sussex Police would have no objection to the proposed application as submitted from a crime prevention perspective subject to my above observations, concerns and recommendations having been given due consideration.

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



Phill Edwards

**Designing Out Crime Officer
Local Policing Service Improvement & Engagement Department
Sussex Police Headquarters**