

Planning Officer: Joanna Atherton
Howden House
1 Union Street
Sheffield
S1 2SH

Our Ref: S/445/23

Date: 4th December 2023

PLANNING CONSULTATION RESPONSE

Application No	23/03350/OUT
Proposal	Outline application (all matters reserved expect for access) for demolition of dwellinghouse and erection of up to 75 en-suite bed care home and 30 self-contained assisted living units (Use Class C2) with vehicular access from Linden Avenue and associated parking
Address	49 Pot House Lane Sheffield S36 1ES

Thank you for giving South Yorkshire Police ‘Designing Out Crime Officers’ the opportunity to review this planning application.

It is now widely accepted that a reduction in both crime and disorder has a positive effect on community cohesion and sustainability. In today’s consumer society, the provision of a safe and secure home environment is often a major factor in deciding on a particular property for many people. With this in mind, I offer recommendations as detailed below in an attempt to further improve safety and security aspects at this location/development.

South Yorkshire Police encourages applicants to build/refurbish developments incorporating the guidelines of [Crime Prevention Through Environmental Design](#) (CPTED). Along with enhanced security schemes such as [BREEAM](#), [SABRE](#) and [Secured by Design](#) (SBD) that offer developers additional security information and accreditation. Enhanced security schemes have been proven to reduce the opportunity for crime and the fear of crime as well as creating safer, more secure, and sustainable environments.

If Planning consent is approved:

The development should be designed and be built to Secured by Design silver standards. (as a minimum) The requirements can be found at [SBD New Homes 2023](#) and [SBD Application](#).

In order to deter unauthorised or casual intrusion to external and private resident’s area, it is necessary for the development to establish a secure boundary at an appropriate height, devoid of any open access or entry points from the public realm or neighbouring properties.

All egresses on the ground floor, where possible, should be flush with the building line and designed to avoid the creation of any recesses. They can provide places to loiter, shelter and impair natural sight lines and informal surveillance.

Lighting

The entrances into the development should be well lit and offer as much natural surveillance to the street scene as possible and should be lit with external light fittings to a standard similar to BS 5489.

Bollard lighting is not an appropriate lighting method and should not form part of the main lighting plan (*or indeed as bollards for traffic control unless accredited*) it should only be used for wayfinding. Not only do they suffer repeated criminal damage they are also frequently damaged by reversing vehicles, more critically they do not provide sufficient light at the right height to aid facial recognition and do not reduce the fear of crime. They also do not deter crime and antisocial behaviour.

Lighting should be carefully co-ordinated, so that any potential areas of risk are adequately covered. A Good lighting scheme will help to deter criminality and reduce the fear of crime. It is a prerequisite that the following areas are included in the lighting scheme.

Main site access

Car parking/delivery areas, cycle, and Bin stores

All footpaths and associated areas to main building including any void areas

Main pedestrian entrance doors

Other service doors - fire exit doors

All lighting must be switched automatically, e.g.

Photo electric cell

Time Switch

Passive infra-red

Security of building and individual apartments

Individual doorsets to the apartments should meet PAS24:2022 standards.

All new builds must have the best possible door locks installed, especially the euro-profile cylinder lock types. Some of the doorsets quoted should include a minimum standard euro cylinder lock that meets TS007 3 Star, STS 217, or Sold Secure Diamond Standards. These locks offer less resistance to crimes relating to lock snapping which is still a common method of burglary across the Yorkshires region.

It is strongly recommended that any other doors that include a euro cylinder lock be rated to standards; TS007 3 Star, STS 217, or Sold Secure Diamond Standards.

All communal doorsets, should be certificated to one of the following standards:

LPS 2081 Issue 1.1:2016 Security Rating B; or STS 202 Issue 6:2015 Burglary Rating 2; or LPS 1175 Issue 7.2:2014 Security Rating 2+; or LPS 1175 Issue 8:2018 B3 Security Rating 2+; or PAS 24:2016, i.e tested to BS EN 1627 Resistance Class 3.

Accessed controlled communal entry/exit doors using magnetic locks should have a minimum of x 2 magnetic locks, with a minimum of 1,200lbs of holding force. Shearlocks and strikelocks are preferable over magnetic locks as they are more resistant to forced attack. Consideration should also be given to the design of the doors to prevent unlawful/casual entry and tailgating.

Communal entrance doorsets should have the relevant visitor door entry system and access control system. Visitor door entry systems shall be easy to operate and understand and have the ability to display the image of the caller before the call is answered.

Internal partition wall construction

Dividing walls between internal dwellings must be to STS 202 Issue 7 BR1 standard or made from solid materials such as concrete block or brick. Any internal partition wall made up from non-solid material such as plasterboard and wooden studwork should be reviewed for security purposes.

CCTV

CCTV is not a universal solution to security problems. CCTV can help with Health and Safety situations, deter vandalism or burglary and assist with the identification if required. Unless it is monitored continuously and appropriately recorded, CCTV will be of limited value in relation to the personal security of staff and visitors. That being said, the provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan.

CCTV systems must be installed to BS EN 62676-4:2015 Video surveillance systems for use in security applications.

Mail and parcel Delivery

Sheffield like other Cities is seeing a significant increase in parcel and letter thefts.

Apartment blocks and other managed rental properties around the country are experiencing an upsurge in delivered parcels. In unmanned apartment blocks, couriers may be unable to access buildings, leading to missed deliveries or parcels being left in unsecured locations where they are stolen. Where access is possible, parcels can build up in unattended reception areas causing obstructions and other security issues.

Where apartment blocks do have concierges or other on-site staff, they may find themselves burdened with the responsibility of both securing parcels and tracking down residents to make final deliveries.

Regardless of onsite reception staff or concierge the development should have a secure room and systems in place to facilitate secure parcel and letter delivery.

Tall buildings, Roof Terraces

It is the Local Authority's responsibility to do all that it can to keep people safe.

In planning terms, this is to ensure that where there is access to tall buildings, that these buildings are designed in such a way that restricts the access, or the possibility for a determined person deliberately jumping, or for a person accidentally falling from the upper floors of the building. This accords with the government's objective to reduce access to the means of suicide.

It is advised when buildings or structures are proposed above 12 metres developers should be required to provide a statement within the Design and Access Statement outlining how they have considered this policy.

Further guidance can be found in ['Preventing suicides in public places; A practice resource'](#) published by Public Health England and UK Governments [Suicide prevention strategy for England: 2023 to 2028](#). Additionally, [Building Safety Act 2022](#)

Summary

South Yorkshire Police feel that the above recommendations would be beneficial to the security and safety of the site users. Therefore, it is advised that the points raised in this document should be implemented.

Any planning applications that may be under the remit of Protect Duty/PAL's will generate a DOCO notification to South Yorkshire Police Counter Terrorism Security Advisors, CTSA's who may wish to make further comment.

Should you wish to discuss these recommendations, please contact me on the details below.

Policy Guidance

The National Planning Policy Framework (July 2021)

Section 8. Promoting healthy and safe communities

Para 8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

(b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

Para 92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

b) 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 using 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.

Para 97. Planning policies and decisions should promote **public safety** and take into account wider **security and defence** requirements by:

a) anticipating and addressing possible **malicious threats** and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of **potential threats** and their implications. This includes appropriate and proportionate steps that can be taken to **reduce vulnerability**, increase resilience and **ensure public safety and security**; and

b) recognising and supporting development required for **operational defence and security purposes** and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

Section 9. Promoting sustainable transport

Para 106. Planning policies should:

d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as **secure cycle parking** (drawing on Local Cycling and Walking Infrastructure Plans).

Para 108. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, **safe and secure**, alongside measures to promote accessibility for pedestrians and cyclists.

Para 110. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

b) **safe and suitable access** to the site can be achieved for all users.

c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code.

Para 112. Within this context, applications for development should:

c) create places that are **safe, secure** and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

Section 11. Making Effective Use of Land

Para 119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring **safe** and healthy living conditions.

Section 12. Achieving well-designed places

Para 130. Planning policies and decisions should ensure that developments:

f) create places that are **safe, inclusive and accessible** and which promote health and well-being, with a high standard of amenity for existing and future users; and where **crime and disorder**, and the **fear of crime**, do not undermine the quality of life or community cohesion and resilience.

Crime and Disorder Act, 1998

This report is submitted in the interests of crime prevention and addresses our collective responsibilities under:

Section 17 - Duty to consider crime and disorder implications.

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent,
 - a) **crime and disorder** in its area (including anti-social and other behaviour adversely affecting the local environment); and
 - b) the misuse of drugs, alcohol and other substances in its area; and
 - c) re-offending in its area.

Summary

Any planning applications that may be under the remit of Protect Duty/PAL's will generate a DOCO notification to South Yorkshire Police Counter Terrorism Security Advisors, CTSA's who may wish to make further comment.

It is important to keep your development secure throughout the construction phase.

For further advice: -

https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

Yours sincerely

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