



**Kent  
Police**

**Protecting and serving the people of Kent**

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Date: 10<sup>th</sup> February 2026  
Ref: 25/2100/FH/EH1.144

**Location:** Methodist Church, 153 Sandgate Road, Folkestone, CT20 2DA

**Proposal:** Erection of a new community hub incorporating worship space, community cafe, offices, pantry (food bank) and overnight shelter accommodation, following demolition of the existing building.

We have reviewed this application regarding Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF) and to meet our and Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998. There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and academic research would be evidence of the applicants' efforts to design out the opportunity for crime.

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behavior (ASB), Nuisance and Conflict.

SBD is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. Independently certificated products that meet recognised security standards have been responsible for consistently high reductions in crime as verified by numerous independent academic research studies of 87% reduction in burglaries.

We recommend this site to follow SBD guidance to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998.

1. Internally we recommend CCTV to cover the main entrance, communal areas, main stairwell, storage areas, waiting room and reception areas. The CCTV must not infringe any lighting plan.
2. We advise the applicant to install panic alarms in the reception for the safety of the staff in the event of an incident.
3. We strongly recommend access controlled throughout the building to prevent free roam across all floors. For example access control on staff only areas, but also for those using the overnight accommodation to segregate male and female bedrooms and bathrooms.
4. We recommend alarms be fitted, preferably with auto-call functions, if the ground floor is to be left unstaffed overnight.

5. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation and locks) including folding or sliding to meet a minimum of PAS24:2022. Alternatives include LPS:1175 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+.
6. Windows on the ground floor, or those accessible via external staircases/ ladders or flat roofs, to meet a minimum of PAS 24:2022, STS 204 Issue 6:2016, LPS 1175 Issue 8:2018 Security Rating 1/A1, STS 202 Issue 7:2016 Burglary Rating 1 or LPS 2081 Issue 1.1:2016 Security Rating A. Glazing to be laminated. Toughened glass alone is not suitable for security purposes. Any curtain walling and fixings should be tested and meet BS EN 1627:2011 and/or be certified to LPS 1175: Issue 7, SR1 or STS 202: Issue 3, BR1.
7. For any buildings that will not be managed 24 hours, we recommend the installation or shutters as an added layer of security to protect glazing and doors. Shutters should be flush to the building line and must avoid the creation of a recess. Shutters must be certificated to LPS 1175: Issue 7, SR2; STS 202: Issue 3, BR2; Sold Secure Gold or PAS 68:2013.
8. Bin and cycle Stores to be secure, lit and, if in an area with limited natural surveillance we recommend CCTV cameras be installed with full access control.
9. For maintenance to the roof and lift shaft. We recommend that ladders to these areas are securely locked so that members of the public are unable to access this area. We also require CCTV to cover this area in order to monitor unauthorized access.

If approved, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction site" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

We welcome a discussion with the applicant/agent about site specific designing out crime. If the points above are not addressed, they can affect the development and local policing.

This information is provided by Kent Police DOCO's and refers to situational crime prevention. This advice focuses on CPTED and Community Safety with regard to this specific planning application.

Yours sincerely

**DOCO.**

Designing Out Crime Officer  
Strategic Prevention Command