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Local Policing Branch

Your Ref: AL/102/17/RES

Our Ref: NW/ARU/13/20/B

Date: 16th October.2017

Contact Name: Neville Wren

Dear Mr Innes

RE. Nyton Nursery, Nyton Road, Westergate, Aldingbourne, West Sussex.PO20 3UQ

Thank you for your correspondence of 18th September 2017, advising me of an Application for approval of Reserved Matters for the demolition of existing glasshouses, bungalow, stables & outbuildings & residential development of 268 dwellings incl 30% affordable housing (incorporating 60 senior living units) with associated access, public open space & landscaping 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.

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and with the level of crime and anti-social behaviour in Arun 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 should be considered.

Crime Prevention matters referred to in our previous correspondence dated 27th September 2013 Ref PE/ARU/13/20/A in relation to your application Ref AL/31/13 remain extant.

An Appeal that followed was allowed. Your ref App/C3180/A/14 2217385

Street lighting through the development should conform to BS5489:2013. I would also recommend this standard for car park lighting at the 'Extra Care' Senior Living Home as bollard lighting may not provide sufficient facial recognition. On the housing development, parking bays outside flats, plots 92-99 and flats plots 208-207 should be illuminated as they are potentially vulnerable in recessed areas.

A suitable boundary fence fit for purpose along the north perimeter of the development should deter access by farm animals onto the estate, and deter persons and dogs from gaining access and coming into conflict with animals and expensive and potentially dangerous machinery on the adjoining farm fields.

Areas of play should be situated in an environment that is stimulating and safe for all children, be overlooked with good natural surveillance to ensure the safety of users and the protection of equipment, which can be vulnerable to misuse.

Mr D Innes
Planning Officer
Planning Control
Arun District Council

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I would recommend that the location is surrounded with railings with self-closing gates to provide a dog free environment.

I was pleased to see the Local areas of play and Neighbourhood areas of play have been located in good view of nearby housing. It will be necessary to keep foliage low in order to maintain natural surveillance throughout. Leisure areas including Local Areas of Play, Local Equipped Areas of Play and Neighbourhood Equipped Areas of Play require careful consideration when selecting their location. The National Playing Fields Association has recommendations for particular areas of choice.

Extra Care Apartments located in the south east corner of the development will house vulnerable residents and so preventing unauthorised access to their private living accommodation is important with good access control and clearly defined separation between public and private areas.

I recommend the main front entrance doors conform PAS24:2012 or LPS 1175 SR and be fitted with swipe card access. Any glazed side panels to conform to BS356A .All other external doors should also meet PAS24:2012 or LPS 1175 SR specification

I would recommend CCTV that complies with the requirements of BS EN 62676:2014.be considered to monitor visitors to the apartments who access the building through the foyer.

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

Doors to individual flats should conforming to PAS 24:2012, be fitted with a minimum of two hinge bolts or with similar integral facility to ensure protection in the event of a hinge failure following a criminal attack.

The door should also be fitted with a door safety chain to enable residents to see visitors before opening the door.

Any access doors from public areas to residential areas must have access control. Especially from the foyer to the private residential corridors stairwells and lift lobby from the ground floor.

Minimum lighting specifications should include dusk to dawn switched lighting around the covered walkway, the external entrance and internal foyer. Stair wells and stair cases should also be fitted with either dusk to dawn lighting or PIR activated switched lighting.

I would recommend cycle stands should be of Sheffield hoop style of galvanised steel bar construction of at least 3mm thickness.

The rear perimeter fencing of the back communal garden must be adequate with vulnerable areas such as side and rear gardens needing more robust defensive barriers by using walls or fencing to a minimum height of 1.8metres. Gates that provide access to the side of the dwelling or rear access to the gardens must be robustly constructed of timber, be the same height as the adjoining fence and be lockable from both sides. Such gates must be located on or as near to the front of the building line as possible.

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.

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Yours sincerely



Neville Wren
Designing Out Crime Officer
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