



Local Policing Support Team

Your Ref: AW/232/19/OUT

Our Ref: NW/ARU/19/20A

Date 17th September 2019

Contact Name: Neville Wren

Dear Ms Tomalova

RE: 19 & 21 Nyewood Lane, Aldwick PO21 2QB

Thank you for your correspondence of 19th August 2019 advising me of an 'Outline application with all matters reserved for demolition of 19 & 21 Nyewood Lane & erection of up to 20 No 1bed & 3 No 2bed flats.' 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 (Homes 2019) document.

Due to the application being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

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 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 and site specific requirements should be considered.

The front of the development is outward facing with a back garden backing on to the gardens of dwellings in Wessex Avenue behind. The development has off road parking which has created a good active frontage with the streets and the public areas being overlooked, this design has all but eliminated the need for

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vulnerable rear garden pathways. The in-curtilage parking has been provided at the front of the property and this should leave the street layout free and unobstructed provided there are sufficient parking spaces.

Where communal parking occurs it is important that they must be within view of an active room within the property. An active room is where there is direct and visual connection between the room and the street or the car parking area. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms. Gable ended windows can assist in providing observation over an otherwise unobserved area.

As the first line of defence for the application, perimeter fencing 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 gates must be placed at the entrances to the footpaths either side of the building as near to the front building line as possible, so that attempts to climb them will be in full view of the street and be the same height as the adjoining fence.

From a crime prevention perspective, it will be imperative that access control is implemented into the design. (Chapter 27:20 to 27.23 of SBD Homes 2019) recommends that smaller developments containing up to 25 dwellings or bedrooms shall have a visitor door entry system.

Communal entrance doors sets with a separate adjacent access control panel are usually subject to greater use (and abuse) due to the number of dwellings served and benefit from a higher door security specification.

(Secured by Design Homes 2019 Paragraph 21.3) recommends all door sets allowing direct entry into the home, eg.- front and rear doors, interconnecting garage door sets, French doors , bi-fold or sliding patio doors sets , dedicated private flat or apartment entrance door sets, easily accessible balcony door sets (note 21.3 a) etc. shall be certified to one of the following standards PAS24:2016 (Note 21.3b applies) STS201 Issue 7:2015 (Note 21.3c) or LPS1175 Issue7.2:2014 SR2 +(note 21.3d) or LPS 1175 Issue8:2018 SRA3+ or STS202 Issue 6:2015 BR2 (note 21.3d) or LPS 2018 Issue 1.1:2016 SRB (Notes 21.3d and 21.3e)

Secured by Design recommendations for windows and glazing specifications are covered within (Chapter 22 of Homes 2019). All ground floor and easily accessible windows must be capable of being locked and fitted with window stays to prevent the windows that are open for ventilation from being opened fully from outside to allow unauthorised access. (With the exception of fire escape windows).

In order to create a safe and secure communal environment for residents occupying blocks of multiple flats, bedsits or bedrooms, and to reduce the opportunity for antisocial behaviour by restricting access to all areas and floors of the building to all residents, SBD asks for compartmentalisation . SBD seeks to curtail unlawful free movement throughout the building through the use of an access control system (compartmentalisation). I recommend that the access doors to and from the stairwell / lifts are controlled so that residents only have access to their specific floor.

I also recommend the postal arrangements for the flats is through the wall, external or lobby mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the flats' front doors. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

Lighting is required to illuminate each dwelling elevation containing an external door set, & car parking areas including footpaths leading to dwellings (including blocks of flats) where the public, visitors or occupants of the building are expected to use. (SBD Homes 2019 Para 33.1) provides recommendations for (external lighting) which should be vandal resistant.

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Recommendations regarding (Internal Lighting) can be found within (Chapter 33 of SBD Homes 2019 Para 33.2).

External cycle storage should be located as close to the occupied buildings as possible and within 50 metres of a primary entrance door. They should also be fitted with Sheffield hoop style stands of galvanised steel bar construction of at least 3mm thickness or other suitable anchorage points fit for purpose and be in view of an active room or CCTV. (Chapters 56 and 57 of SBD Homes 2019) provides recommendations regarding (internal) and (external) cycle storage.

Clear signage (naming and numbering) of properties is essential to assist, postal workers and emergency services to locate the correct address for residents.

It is important that the boundary between public space and private areas is clearly indicated. It is desirable for dwelling frontages to be open to view, so walls fences and hedges will need to be kept low or alternatively feature a combination (max height 1m) of wall, railings or timber picket fence.

I have a concern that the dwelling located on the ground floor in the front right of the development could suffer from vehicle exhaust fumes entering the front living room window if a car reverses back to the wall or alternatively, if driving forward, the car driver will be able to view into the private residence.

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



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