

[REDACTED]

From: [REDACTED]
Sent: 13 February 2018 09:41
To: Planning.Responses
Subject: BR/311/17/PL Aldwick Rest Home 92 - 94 Aldwick Road, Bognor Regis PO21 2PD

Dear Mr Davis ,

Please find my recommendations regarding the above planning application attached .

Regards

Neville Wren | Designing Out Crime Officer
Sussex Police Headquarters | Amberley Block
Church Lane | Lewes | East Sussex | BN7 2DZ

[REDACTED]

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Local Policing Branch

Your Ref: BR/311/17/PL

Our Ref: NW/ARU/18/01A

Date: 13th February.2018

Contact Name: Neville Wren

Tel: 101 ext: 540137

Direct Dial No: [REDACTED]

Dear Mr Davis

RE: Aldwick Rest Home, 92-94 Aldwick Road Bognor Regis PO21 2PD

Thank you for your correspondence of 15th January 2017, advising me of a planning application for Internal and external alterations for creation of 16no flats for use as emergency housing 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 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.

I direct the application or their agent to our website at www.securedbydesign.com where SBD (Homes 2016) document can be found. The Secured by Design scheme is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

The building will house potentially 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. It will also help deter unintended egress by some residents, and so help to maintain the safe environment.

From a crime prevention perspective, it will be imperative that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. SBD recommends that all communal dwellings with more than 10 dwellings or bedrooms should have a visitor door entry system or access control system to enable management oversight of the security of the building i.e. to control access to the building via the management of a recognised electronic key system. It should also incorporate a remote release of the primary entrance door set and have audio visual

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communication between the occupant and the visitor. Door sets that are fitted with electronic locks or electronic staples must form part of the manufacturers certified range of door sets.

SBD recommend all door sets giving access to the building including front and rear doors and frames should be certified to one of the following standards PAS24:2012 or PAS24:2016 STS 201 or LPS 1175 Issue 7 SR2.

Doors and door frames that are to be retained should be sound, secure and fit for purpose. Advice regarding locks, depending on the type of door material and construction can be found in SBD Homes 2016 Section 2B Part 2 Paragraphs 21.7 and 33 and 34.

Secured by Design recommends that all easily accessible windows including roof lights and roof windows must be sound and fit for purpose, and should conform to PAS24:2012 or PAS24:2016 and BS EN1627 Class 3 STS 204.

(Easily accessible is defined within Building Regulations Document Q Appendix A as: A window or door set, any part of which is within 2 metres of an accessible level surface such as a ground floor or basement level or an access balcony.)

From a crime prevention perspective, internal doors to individual bedrooms should be of robust construction and fire rated installed with a lock certified to BS 8621 or PAS 8621, fitted with a security door chain, door viewer and two hinge bolts.

Lighting is required to each dwelling elevation that contains an external door set.

Internal lighting to the communal part of the building will be required. This will normally include the communal entrance hallway, lobbies, landings, corridors and stairwells. Minimum lighting specifications should include dusk to dawn switched lighting around the external entrances and internal foyers. Stair wells and stair cases should also be fitted with either dusk to dawn lighting, or PIR activated switched lighting.

Paragraph 53 of SBD (Homes 2016) gives recommendations regarding various types of bicycle storage.

I recommend the postal arrangements for the flats are through the wall, external or lobby mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within each flat front door. 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.

At the rear of the property the yard should be illuminated with lighting to the relevant levels recommended by BS 5489:2013 and with access control on the back gate. Walls gate and fencing should be a minimum of 1.8m high to deter climbing.

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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