



Local Policing Support Team

Your Ref: BR/86/20/PL

Our Ref: PE/ARU/20/10/A

Date 07th May 2020

Contact Name: Phill Edwards

Tel: [REDACTED]

Mobile No: 07780987871

Dear Mr Cross

RE: Aldwick House Care Home, 41-45 Nyewood Lane, Bognor Regis, PO21 2ST.

Thank you for your correspondence of March 2020 advising me of a planning application for the part change of use from a 32-bed nursing home (C2 Residential Institutions) to a 38-bedsit House in Multiple Occupation (sui generis) comprising 24 No single person & 14 No two-person bedsits along with separate shower rooms & wcs, demolition of rear conservatory & store & erection of single storey rear extension & with minor external alterations to side elevations & insertion of 4 No roof lights on rear elevation, at the above location, for which you seek advice from a crime prevention viewpoint. This application is not CIL Liable.

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 the Arun District being average when compared with the rest of Sussex, I have no major concerns with the above proposals, however, additional measures to mitigate against any identified local crime trends and site specific requirements should be considered.

I have had the opportunity to examine the detail within the application and I note that this application seeks to change the present usage of the premises from 32-bed nursing home (C2 residential Institutions) to a 38-bedsit House in Multiple Occupation (Sui Generis) usage. As a result of this material change of use, Approved Document Q security regulations have to be considered to the premises. I offer the following comments in an attempt to reduce the opportunity for crime and the fear of crime from a Secured by Design (SBD) perspective. Compliance with a SBD award fully discharges the requirements of ADQ. 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 on the SBD scheme can be found at www.securedbydesign.com.

Mr J Cross
Planning Officer
Planning Control
Arun District Council

Sussex Police Headquarters
Malling House, Malling, Lewes, East Sussex, BN7 2DZ

Telephone: 01273 404535 ext 540113

Given that the new proposal will create 38 bedsits within the building, the security and safety of the residents and of the property will be paramount. There are increasing crime problems associated with the delivery of post to buildings containing multiple dwellings and I am pleased the applicant has identified this and is considering post collection within the entrance hall to reduce unnecessary access to the block. However consideration must be given for a second set of controlled doors to maintain security to the block. See para 32 SBD Home 2019.

Additionally I was also pleased to note the applicant has identified the following; Policy D DM1 crime prevention with its reference to SBD and Safer Places - The Planning System and Crime Prevention, and is giving consideration for a door entry system, communal mail collection point, secure cycle storage, lighting and a CCTV System. Consideration must also be given to adequate and fit for purpose intrusion resistance to party walls, walls either side of door-sets and those which face into corridors from the rooms.

To ensure these crime prevention measures are implemented from an SBD viewpoint. Adherence to SBD Homes 2019 document and acceptance of an application, will be essential in ensuring all security requirements and specifications for the scheme are met at the development and ADQ is discharged.

Recommended security measures;

- Access control with a visitor door entry system, primary entrance only (access control second and third entrance) please see SBD Homes 2019 para 27.1-27.6 & 27.24 - 27.29 respectively (compartmentalisation of developments incorporating 25 or more bedsits bedrooms)
- Certificated entrance and external doors. See para 21.1 – 21.17 & 21.19 -21.22.
- Certificated flat front doors. Para 21.
- Any new easily accessible windows. See para 22.
- Secure mail delivery. Para 32.
- Secure cycle store information. See para 56.
- Lighting for buildings containing multiple bedsits. See para 33.
- CCTV see para 29.

Any new communal doors and any easily accessible windows should be certificated to a minimum security standard of PAS 24:2016 or its equivalent. Please see SBD Homes 2019 document for further advice on door-sets and windows, access control and door entry systems, secure cycle shelters, communal mail delivery and security lighting specifications and requirements as directed.

I thank you for allowing me the opportunity to comment.

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



Phill Edwards
Designing Out Crime Officer
Sussex Police Headquarters

Sussex Police Headquarters
Malling House, Malling, Lewes, East Sussex,
BN7 2DZ

Telephone: 