

[REDACTED]

Sent: 18 October 2019 11:15

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: BR/257/19/PL The Royal Hotel, The Esplanade , Bognor Regis, PO21 1SZ

Dear Mr Davis

Please find my recommendations regarding the above planning application, attached.

Apologies for the delay in replying, but yesterday there was a conflict with our computer system and Arun's systems, which has also occurred on previous days on and off , Yesterday it was nearly all day, apart from a short period in the morning . I'm hoping it has now been resolved .

Regards

Neville Wren | Designing Out Crime Officer

Sussex Police Headquarters | Amberley Block

Church Lane | Lewes | East Sussex | BN7 2DZ

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Local Policing Support Team

Your Ref: Br/257/19/PL

Our Ref: NW/ARU/17/20D

Date 17th October 2019

Contact Name: Neville Wren

Dear Mr Davis

RE: The Royal Hotel, The Esplanade, Bognor Regis., PO21 1SZ

Thank you for your correspondence of 16th September 2019, advising me of 'Various amendments and alterations to previously approved application BR/326/18/PL - This application may affect the character and appearance of The Steyne, Bognor Regis, Conservation Area' 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 and (Commercial Developments 2015) document.

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.

I refer the applicant to our previous letters:-

(PE/ARU/17/20A dated 16th June 2017), regarding planning application (BR/130/17/PL),

(NW/ARU/17/20B dated 13th October 2017) in respect of planning application (BR/130/17/PL)

(NW/ARU/17/C dated 29th January 2019) regarding planning application (BR/326/18/PL) to which all matters remain extant).

Mr S Davis
Planning Officer
Planning Control
Arun District Council

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

Although this application is complying and will be acceptable with (SBD Homes 2016) which was current during the original application, please be aware that (Homes 2019) has superseded (Homes 2016) and in many respects specifications have been updated and upgraded and the applicant may wish to consider the revised specifications listed below.

Hotel

(SBD Homes 2019 Chapter 40) refers to the security of existing and refurbished windows.

In addition I would add specifications for all new easily accessible windows (including easily accessible roof lights and roof windows shall be certified to those listed within (Chapter 22 of SBD Homes 2019), including (Paragraphs 22.1 and 22.2).

'Easily Accessible' is defined within Approved Document Q Appendix A as

(A window or door set, any part of which is within 2 metres vertically of an accessible level surface such as a ground floor or basement level, or an access balcony), or (A window within 2 metres vertically of a flat roof or sloping roof (with pitch of less than 30 degrees) that is within 3.5 metres of ground level.

(Para 22.12) refers to any glazing within (PAS 24:2016) or (STS201 Issue 4:2012) certificated doors, including glazed panels / side lights adjacent to doors installed with an integrated door frame and windows adjacent to door sets (within 400mm) must incorporate one pane of laminated glass meeting or exceeding the requirements of (BS EN 356:2000 class P1A). See (SBD Homes 2019), (note 21.19) which states this is a specific requirement within (PAS24:2016), which is referenced within the UK Building Regs (See para 1.1) to install laminated glazing on the inner or outer face of a doubled glazed unit and refers to best options with laminated glass and other factors.

(Note 21.19. There is no specific requirement to install laminated glazing on the inner or outer face of double glazed unit. However specifiers may wish to take into consideration the fact that toughened glass is usually more resistant to accidental damage by blunt objects such as a football and therefore may be best placed on the external face of the double glazed unit. It is recognised there may also be other factors such as thermal efficiency.)

(SBD Homes 2019 Chapter 21.5) provides advice regarding fire rated door sets and (Chapter 22.15) provides recommendations in regard to the installation of fire rated windows.

The applicant may wish to refer to the newer specifications in regard to (door entry and access control) for developments with more than 25 flats, apartments, bedsits or bedrooms as per (Chapter 27.24 through to 27.35 of SBD Homes 2019).

(Chapter 24 of SBD Homes 2019) refers to the security of a development that can be compromised if the use of lightweight framed walls do not offer resilience to withstand a criminal attack.

Restaurant

In relation to the western end restaurant section of the development, I refer to my previous letter (NW/ARU /17/20C dated 29th January 2019 regarding application BR/326/18/PL) and (Commercial Developments 2015) document.

There is an expectation that the security of the development will be required to meet the following minimum standards when the building is unoccupied.

For external door sets (PAS24:2016 LPS1175 Issue 7 SR2) or (STS201) or (STS202 Issue 3 BR2) with all door products and materials meeting standards within (Paragraph 56.2).

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(Chapter 60 of Commercial Developments 2015) provides advice regarding security glazing and
(Chapter 62) provides advice regarding window apertures.
(Chapter 58) providing advice regarding glazing within door sets and vision panels.

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. Signage adjacent to the door is to inform users of the consequences of misuse.

From a crime prevention viewpoint (SBD Commercial Developments 2015) provides recommendations regarding lighting (both internally and externally) in relation to commercial developments.

Thank you for giving me a further 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



Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters

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