

Consultee Comments for Planning Application 24/00119/FUL

Application Summary

Application Number: 24/00119/FUL

Address: Ardleigh Oaks Old Ipswich Road Ardleigh Essex CO7 7QR

Proposal: Demolition of existing buildings and construction of new storage warehouse with B8 Use Class, associated yard space, parking and ancillary refuse and cycle storage.

Case Officer: Amy Lang

Consultee Details

Name: Mrs Angie Pearson

Address: Designing out Crime Office, Essex Police HQ, PO box 2, Springfield, Chelmsford CM2 6DA

Email: Not Available

On Behalf Of: Arch. Liaison Off, Essex Police

Comments

Thank you for the opportunity to comment on planning application 24/00119/FUL.

Security forms a key part of a sustainable and vibrant development, and the Essex Police Designing Out Crime Office (DOCOCO) considers that it is important that this development is designed incorporating the maximum achievable benefit of Crime Prevention Through Environmental Design for which Secured by Design (SBD) is the preferred enabler.

SBD is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live and work and is designed to address emerging criminal methods of attack. This reflects sections 92, 112 and 130 of the NPPF.

Whilst there are no apparent concerns with the layout of this site, Essex Police requests that the developer seeks to achieve the relevant Secured by Design accreditation for this development, which in this case will be Secured by Design Commercial Developments.

(https://www.securedbydesign.com/images/COMMERCIAL_GUIDE_23.pdf).

The DOCOCO would welcome the opportunity to discuss the points below as well as review the security of the complete site with the applicant.

Lighting Considerations

Lighting plays a pivotal role in deterring criminal activity, but also promotes a feeling of safety within that space. When designing both public and private space, and when applied and designed correctly, lighting can reduce the potential for crime.

Essex Police recommend that lighting design meets the current relevant standard (i.e., the newest standard for street lighting BS5489-1 2020).

Access Roads and Service yards

With HGV and cargo crime being prevalent across Essex, careful consideration is required

regarding the design of the proposed access road and parking for the proposed development. According to NaVCIS (National vehicle crime intelligence service,) Essex remains the area with the highest number of cargo crime reports, and therefore, it is important that the design of this area promotes good design and staff welfare.

CCTV Operation and supporting policies.

Although CCTV is not cited within the documents submitted to the planning portal for this application, it is assumed that the proposed site will have CCTV cameras; the most important aspect of utilising CCTV is the quality of the system and its imagery. This should be based on a series of comprehensive operational user and requirement tables. It requested that the CCTV will be monitored at all times, and therefore management plans and procedures, alongside data sharing protocols are required detailing the expectation of all parties. This will need to be embedded within contingency plans and overall policies and procedures. It should be acknowledged that despite the most careful appropriate design and incorporating the most sophisticated physical and electronic security measures the net result will be diminished without suitable policies and procedures. Moreover, the policies must be translated into practice through relevant management, training and evaluation. A policy folder on a shelf does not deliver the intended outcome; its implementation does.

Boundaries.

A good secure boundary around the entire site and, in this case with an open plan development, to the rear and/or side of a building, will frustrate an intruder intent on breaking in and will also serve to limit the size and quantity of goods that can be easily removed. We would welcome the opportunity to discuss this with the applicant.

The Essex Police Designing out Crime Team would welcome further consultation as part of the planning process, and if there are any further queries around embedding designing out crime practices within this project, please do not hesitate to contact designingoutcrime@essex.police.uk.