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Ref:UTT/24/1898/PINS

Andrew Simpson  
Designing Out Crime Office  
Essex Police HQ  
Springfield  
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██████████  
Date: 27<sup>th</sup> August 2024

Former Friends School Field, Mount Pleasant Lane, Saffron Walden, Essex.

UTT/24//FUL Erection of 91 no. dwellings with associated infrastructure and landscaping.  
Provision of playing field and associated clubhouse

Dear Mr Cakebread,

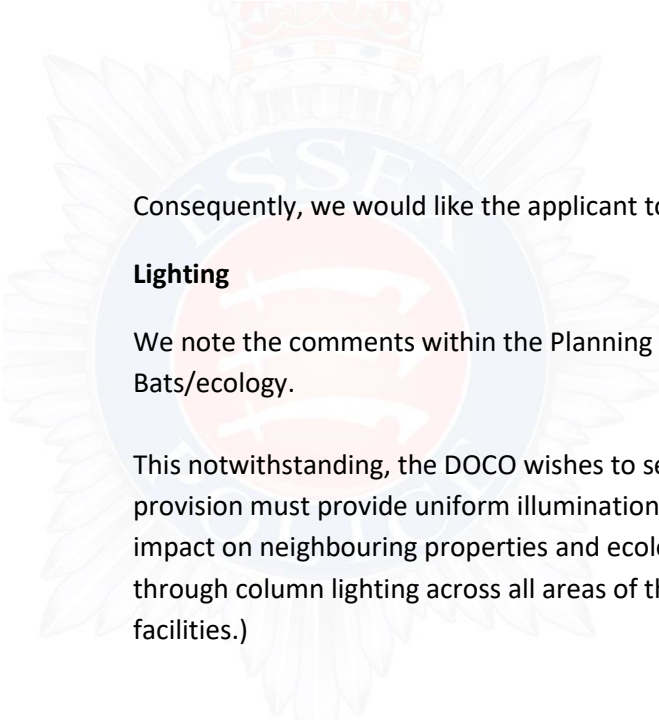
The 'Essex Police – Designing out Crime Office (DOCO) welcomes the opportunity to make comment on the proposed development of the former "Friends School" field in Mount Pleasant Road, Saffron Walden.

Good design and early co-ordination, incorporating 'Crime Prevention Through Environmental Design' (CPTED) principles, can avoid the conflicts that may be expensive or impossible to resolve once the construction phase is complete. CPTED forms part of Police Crime Prevention Initiatives (PCPI) which is the official UK Police Security Initiative.

Essex Police considers that it is important that, if approved, this construction project is designed incorporating the maximum achievable benefit of CPTED for which Secured by Design (SBD) is the preferred enabler.

We strongly recommends that the developer seeks to achieve the relevant Secured by Design accreditation detailed within the current Secured by Design Homes guide for the residential part of the development and Secured by Design Commercial for the Club House building, (<https://www.securedbydesign.com/guidance/design-guides>) provides full details.

It is important that design and security specifications are risk commensurate and provide an effective and realistic level of physical security that is commensurate with the risk.



Consequently, we would like the applicant to consider the following matters pertaining to security:

### **Lighting**

We note the comments within the Planning Statement in relation to lighting and the reference to Bats/ecology.

This notwithstanding, the DOCO wishes to seek clarity regarding the lighting plan, as any lighting provision must provide uniform illumination with due consideration given to the spill of light and its' impact on neighbouring properties and ecology. (For clarity, uniform lighting is always best achieved through column lighting across all areas of the development, specifically within the parking facilities.)

### **Access control apartments**

The DOCO is interested in the access control measures relating to the apartment blocks. We note the details concerning post boxes on the ground floors for the apartments (Plot No's 85-90 and 71-76), furthermore we have also noticed that post boxes are not shown for Plot No's 77-84.

We therefore seek clarification regarding the mail delivery arrangements; can the applicant confirm that there will be no "through the door" postal delivery arrangements? If this is the case, can we confirm that all three apartments will restrict any access to the ground floor, or alternatively will postal delivery require the postal worker to be admitted into the block by a resident?

Essex Police are keen that access to apartments is restricted as far as possible to residents only and urge developers to refrain from including "Trades" buttons for workers/visitors to blocks of flats.

Additionally, in relation to deliveries we are interested in whether the applicant would consider a facility for parcel deliveries. The retail behaviour of householders has changed significantly in recent years with more and more purchasing taking place on-line with the need for parcel deliver to home addresses.

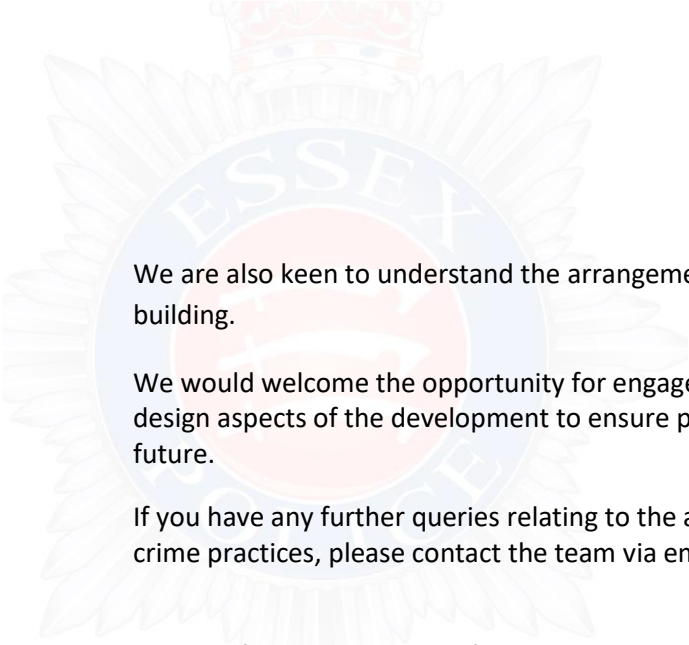
### **Bin and cycle storage access**

We would also like detail regarding the locking mechanisms for the cycle and bin storage. The opportunity for crime relating to these structures is far greater if appropriate access control measures are not installed at the outset for facilities such as these.

### **CCTV/Intruder Alarm -Club House**

Essex Police are also interested in the security arrangements for the "Club House" that is to serve the football pitches on the southern part of the site.

Consequently, we are interested in the proposed fenestration for the new building and recommend that doors and windows meet the LPS 1175 Issue 8 standard which provides the reassurance of tested and certified performance against a range of threats.



We are also keen to understand the arrangements for CCTV and intruder alarm protection for the building.

We would welcome the opportunity for engagement with the design team to discuss the security design aspects of the development to ensure provision of a safe and secure environment for the future.

If you have any further queries relating to the above or regarding means to adopt designing out crime practices, please contact the team via email [designingoutcrime@essex.pnn.police.uk](mailto:designingoutcrime@essex.pnn.police.uk).

We look forward to hearing from you to discuss this matter.

Contact with Essex Police Designing Out Crime team is via email:  
[designingoutcrime@essex.pnn.police.uk](mailto:designingoutcrime@essex.pnn.police.uk)

Yours sincerely,

*Andrew Simpson*

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Essex Police HQ