

From: Fiona Bradley
Sent: 26 July 2022 14:42
To: PlanningComments
Subject: FW: Ref: 22/02771/OUT

Hi

Please see comments to be uploaded below.

Thanks

Fiona

Fiona Bradley | Interim Support Team Leader

Please note that my mobile phone is not working this week (w/c 25 July) so please use my landline to contact me.

Upcoming leave: I will be on leave from 1 August, returning on 5 September.



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From: GRIFFIN, Dave 6472 <dave.griffin@cambs.police.uk>
Sent: 15 July 2022 14:07

To: Fiona Bradley <Fiona.Bradley@greatercambridgeplanning.org>
Cc: CPDT (Cambs) <CPDT@cambs.police.uk>
Subject: Ref: 22/02771/OUT

Good afternoon,

Our reference: CPDT/377/2022
Your reference: 22/02771/OUT

Attention of Fiona Bradley

Proposal: A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) I (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.

Location: Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and the fear of crime. While this application is in the early stages of consultation, it is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for residents, staff, students, people working in the location and visitors.

I note that there is mention of Designing out Crime within the Design and Access statement, and the documents and drawings show that some consideration has already been given to security measures.

Being an early phase of the Cambridge Northern Fringe East development, this will be an ideal opportunity for this office to commence consultations with the developers to discuss Crime Prevention through Environmental Design (CPTED). Large mixed developments with strong transport links, while good for the community and local businesses, can increase the opportunity for and influence cross border crime including County Lines, cuckooing and associated exploitation of vulnerable people, old and young.

With a mix of office, retail, research, and residential buildings it is important to ensure the following measures are discussed: -

- That there is a level of physical security for all buildings using enhanced security tested products (doors, windows, cycle and bin stores, car park access)
- Access and movement – defined routes, clear demarcation between public and private areas, and defensible space

- Surveillance – overlooking streets and open space from active rooms, good lighting to ensure the safety of people and protection of property (bearing in mind ecological issues and protection of wildlife) and CCTV where necessary.
- Ownership/territoriality
- Flats – access control and visitor entry (audio/visual), compartmentalisation of floors (residents only having access to their floors), mail delivery, cycle and bin store as mentioned above.
- Security of parking in the Mobility Hub – certain crime types increasing Nationally at present including theft of Cat Converters – good lighting and monitored CCTV. (Number and location of cameras can be critical). Access control for the residential parking element.
- Footpath links – while necessary in places to promote walking and cycling, health and well-being – they should be designed to mitigate Antisocial behaviour, hiding places, and be well-lit.
- Landscaping – must be a good maintenance and management plan in place to ensure that there is no conflict with natural surveillance, lighting, or CCTV.

This office was involved in the consultation to produce the NECAAP Community Safety paper which includes the following paragraph: -

Key Evidence Documents - Secured by Design Guidance (2019)

Secured by Design (SBD) standards ensure safety of residents on new developments. Research conservatively estimates the carbon cost of crime within the UK to be in the region of 6,000,000 tonnes of carbon dioxide per annum, roughly equivalent to the total carbon dioxide output of 6 million UK homes. The environmental benefits of SBD are supported by independent academic research consistently proving that SBD housing developments experience up to 87% less all crime, 75% less burglary, 25% less vehicle crime and 25% less criminal damage. It also has a significant impact on reducing anti-social behaviour. Building to SBD standards ensures homes and surrounding community areas are safe and secure, with good site planning and the careful design of buildings and spaces. As well as being inherently safer, such developments will have a sense of public ownership and meet the need of communities, well managed and feel safer.

In practice this means that Secured by Design status for new housing developments can be achieved through careful design ensuring routes through are well used, effectively lit, and overlooked, thereby creating a safe and secure atmosphere. Developers should, at an early stage, seek advice from the Police Designing out Crime Officers at Cambridgeshire Police Headquarters on designing out crime who work extensively at Crime Prevention Through Environmental Design (CPTED) – one of the main enablers being Secured by Design

The North East Cambridge draft Area Action Plan – Section 5, page 64 states: -

Design and built character

Creating high quality places with well-designed buildings, streets and spaces will encourage cohesive communities that reduces crime and the fear of crime along with antisocial behaviour. Public and private spaces should be clearly defined in terms of ownership, have good natural surveillance and be

well managed. This will have a positive impact on the perceived safety and well-being of those working, living, and visiting North East Cambridge.

The National Planning Policy - Paragraph 130(f): -

Planning policies and decisions should ensure that developments:
Create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

This office would expect to see Secured by Design applications submitted for residential and commercial aspects of this development.

If I can be of further assistance please contact me.

Regards,
Dave

Designing Out Crime Officer (Formerly ALO/CPDA)

Cambridgeshire Constabulary
Police Headquarters
Crime Prevention Design Team (Estates)
Hinchingsbrooke Park
HUNTINGDON
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