

Mr. Patrick Keyes
Planning Team Leader
Southend-on-Sea Borough Council
Via email to: patrickkeyes@southend.gov.uk

Chief Supt Simon Anslow
Southend Police Station
Victoria Avenue
Southend
SS2 6ES

c/o Mrs. Heather Gurden
Strategic Designing out Crime Manager
Essex Police HQ
Springfield, Chelmsford
Essex, CM2 6DN

25th March 2021

Dear Mr. Keyes,

Re: 20/01479/BC4M – Queensway Development, Southend on Sea, Essex

Hybrid application for: 1. Outline consent for the phased demolition of existing residential and commercial units, pedestrian footbridge, and associated structures and redevelopment to provide up to 1,760 dwellings (up to 177,650sqm), including provision of affordable housing in buildings of up to 89.43m above ordnance datum (approximately 18 storeys); up to 10,000sqm of commercial uses comprising (a) up to 5,000sqm of retail and cafes (Use Class E,F.2, Sui Generis) (with a maximum of 1,500sqm outside the Primary Shopping Area); (b) up to 5,000sqm of Employment Space consisting of Workshops/Artistic Studios/Recording Studios/Brewery/Bakery; (Use Class E,B2 and Sui Generis); and Office Space (Use Class E capped at 2,500sqm); (c) up to 1,500 sqm of Community and Creche/Nursery (Use Class E/F.1)(d) up to 1,000sqm of Leisure (Use Class E); and (e) up to 500sqm of Event Space (Use Class E/Sui Generis) new public open space; associated landscaping; car parking, public realm enhancements; access arrangements and associated infrastructure 2. Detailed (full) application for phased engineering works to remove roundabout at Queensway/Sutton Road/Southchurch Road, and associated underpass, with re-grading of the Queensway, to provide a new 4 lane carriageway at grade with footpath; cycle lane, bus facilities, public realm, landscaping and associated structures as well as a new roundabout at grade, linking Southchurch Road and Queensway, and closure/stopping up of Sutton Road | Queensway Development Queensway Slip Road SW Southend-On-Sea Essex

Constructing well designed places, buildings and communities that promote both sustainable communities and health and wellbeing is an objective that the Essex Police DOCO widely supports; however, it is imperative that they must also be safe, secure and accessible. Essex Police recognise the level of complexity and challenges the proposal offers, but view this as an opportunity for Southend and the surrounding community to thrive and become a vibrant location for people to want to live and visit; whilst achieving an ambitious long-term vision that delivers high quality and sustainable development. Policing is fundamental to the concept of sustainable communities and should not be approached any differently from the provision that is routinely considered for education and health.

In line with the most current design proposals available to our disposal and upon initial consultation with the design team, in principle Essex Police does not object to the Better Queensway proposals. However, an integrated approach to designing out crime at an early stage is necessary to all significant components of its design, planning and layout are considered together. Good design and early co-ordination can avoid the conflicts that may be expensive or impossible to resolve once the construction is complete.

If throughout the phased construction, designing out crime principles are deliberated at the early planning stages and a CPTED application carefully implemented throughout the design, this will ensure that security is a by-product of well thought out, inconspicuous crime prevention, minimising the need for future situational crime prevention measures.

Considering the phased development and parcels of land across the site, Essex Police recommend that crime is deemed a material consideration throughout all aspects of the design and during the planning process, (a 'Security Needs Assessment' will identify the necessary risks). This will ensure that the building design and specification decisions create a healthy, safe and comfortable environment and do not promote vulnerability.

Strategic Considerations

A proposal of such magnitude will place a significant impact on local Policing demand; therefore, Essex Police would require early engagement with the developer to discuss this and request the following is considered throughout the design:

- Essex Police would welcome integration within the community and would encourage community services that will help tackle causes of crime, for example places that support new parents, a lifestyle hub, counselling services. Consideration is requested for a facility within the development for all emergency services to hold community meetings with access to digital notice boards to share public service messages.
- Due to the close connectivity to the Town centre and proposed scale of the development, it is imperative to consider the site as a whole a 'Crowded Place' and therefore mitigate any potential for unwanted activity. Consultation with the Counter Terrorism Security Advisors (CTSA's) will assist with this requirement.
- To minimise the time spent patrolling, dealing with ASB and tackling crime, Essex Police would request CCTV provision across all communal building and areas within the accommodation and applicable public realm areas. 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 is requested that the CCTV will be monitored, and therefore management plans and procedures, alongside data sharing protocols are required detailing the expectation of all parties.
- It is essential that emergency vehicles can gain rapid access to any incident occurring within the whole development and surrounding neighbourhoods and therefore would recommend emergency service bay provision / parking.

Road Layout

Consideration is requested by developers to use the "Safe system approach" when designing local roads in and around the development. This will take into consideration the various road user groups who wish to access these roads.

Upon detailed design of the road infrastructure for the development and surrounding area, Essex Police require consultation with Essex Police Roads Policing Team.

Estate Management

Nationally it is recognised that blocks of flats in general attract criminality and ASB, through people seeking shelter from the elements or seeking to stay out of the public gaze.

It is imperative to address the need of a 'capable guardian' across the development, be that a physical manifestation or and public perception. This can include anything from a robust physical target hardening measures such as access control systems and CCTV, to a public facing guardian; both amalgamating to maximise perception of safety (for the residents) whilst minimising criminal opportunity (target hardening).

Management and Maintenance Policies

A robust management and maintenance plan will be pivotal to the successful operation of the building. This will ensure the health, wellbeing and safety of the residents and those that utilise the facilities within. Within the further detailed stages of the design, Essex Police would welcome the inclusion of a proposed 'Management Plan' or 'Guidance Operator Plan' with the application.

Essex Police would encourage regular staff training of the concierge, security and management teams such as Prevent Training and awareness of risk for residents.

Consideration is requested to gain the National 'Community Safety Accreditation Scheme' (CSAS) accreditation. CSAS is a voluntary scheme under which chief constables can choose to accredit employed people already working in roles that contribute to maintaining and improving community safety with limited but targeted powers.

Public Realm Space

Essex Police would encourage discussions to ensure alignment to the wider connectivity and desired public realm open space across the development, ensuring public realm spaces are designed for a safer future. It is important that the design is such, that any community spaces and public realm, do not become a central point for ASB or any unwanted activity, thus having an adverse effect on those communities.

Furthermore, it is imperative to consider future maintenance requirements and budgets at the design stage with management programmes in place, to ensure that the landscape fulfils the aims of the original design. Failure to maintain planting may encourage the potential for crime.

Designing out Crime considerations

Perception of crime and the fear of crime can be an influential factor in determining the synergy and ongoing sustainability of the wider community. Upon reflection of the statistics, Essex Police would recommend the developer considers the foreseeability of crime and maximise on the opportunity to embed CPTED principles, as these crime types can potentially be 'designed out' and minimised with due consideration. This will in turn prevent the need for bespoke situational crime prevention measures in the future and promote a sustainable community. As the preferred enabler to mitigate crime, Secured by Design seeks to achieve sustainable reductions in crime through design and other approaches to help communities live in a safer

society. SBD is a Police CPI initiative that improves the security of buildings and their immediate surroundings, additionally covering the public realm in and surrounding buildings. Essex Police are cognisant that SBD principles have been considered throughout the design but would request achieving SBD accreditation aligned to the relevant design i.e. Commercial or Homes. At a minimum Essex Police would wish for all new homes to achieved SBD Silver in line with the current guidance, (please note that this is subject to change upon the PCPI revisions of the national documents).

Robust Building Materials

When considering the lifecycle and increasing the lifespan of building materials and security hardware, (such as doors and windows), Essex Police would recommend utilising companies that have achieved SBD Police Preferred Specification.

It is important for buildings of all types to be physically secure to deter criminal activity and reduce crime. SBD work with manufactures, construction industry and standards authorities to ensure that standards are current and updated to keep pace with emerging crime trends. Member companies have not only been tested to the relevant security standards but are also fully certified by an independent third-party certification body accredited by UKAS (United Kingdom Accreditation Service).

There are substantial Carbon cost savings associated with building new communities to SBD and SBD Preferred product standards, i.e. replacing not only poor-quality doors and windows, but also the stolen property as a result of future criminal acts.

Phasing Considerations

Site and construction compound security will be crucial for all phases of the construction until all works are completed. The phased construction of the development and surrounding area will require a robust security regime to assist emergency services. Essex Police will require regular updates and liaison throughout the construction due to the potential for crime that may occur. A robust security regime will be fundamental to ensure the site does not encourage crime. Security plans and policies will be required for not only the site, but offices, mechanical plant, machinery, building supplies, tools and other vehicles. Security for the construction phase must be planned before work starts and adhered to throughout the development.

Developer Contributions

There is a direct link between the demand for Policing services and the changes in the operational environment, which is beyond the control of Essex Police such as housing growth and the additional demands it places on Policing as well as other blue light services, and as a result of population growth and associated number of incidents that require an emergency response.

Essex Police are appreciative of the finite funding available for this proposed development. However, we wish to pursue developer contributions for the scheme, in order to deliver the same level of service to residents of the new development, as for the exiting residents without compromising front line services.

Subject to negotiation, Essex Police will be seeking to secure modest contributions that are compliant with the test under Regulation 122, that the contribution is:

- Necessary to make the development acceptable in planning terms
- Directly related to the development; and

- Fairly and reasonably related in scale and kind to the development.

The consequent of receiving no funding related to this new development may result in the existing infrastructure becoming stretched to an extent where it impacts on the wider community of Essex.

Essex Police welcomes the opportunity to discuss this matter in greater detail where further clarity and an understanding of the infrastructure requirements and their impact on viability early on, is an important component.

If you have any further comments regarding any of the above, please do not hesitate to email designingoutcrime@essex.police.uk.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Anslow', written over a light grey rectangular background.

Chief Superintendent Simon Anslow
South LPA Commander