

Comments for Planning Application 23/01994/FUL

Application Summary

Application Number: 23/01994/FUL

Address: The Woodlands Hotel Coupals Road Sturmer Essex CB9 7UW

Proposal: Demolition of the existing buildings on site, and the erection of a 64no. bed care home (Use Class C2), together with access, car parking, landscaping and associated works.

Case Officer: Carol Wallis

Customer Details

Name: - Essex Police - Designing Out Crime

Address: Essex Police Headquarters, Springfield, Braintree, Chelmsford CM2 6DA

Comment Details

Commenter Type: Consultee

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Braintree District Local Plan 2022 states:

LPP52 (h) Designs and layouts shall promote a safe and secure environment, crime reduction and prevention, and shall encourage the related objective of enhancing personal safety with the maximum amount of natural surveillance of roads, paths and all other open areas and all open spaces incorporated into schemes.

LPP52 (j) The design and level of any lighting proposals will need to be in context with the local area, comply with national policy and avoid or minimise glare, spill and light pollution on local amenity, intrinsically dark landscapes and nature conservation

LPP52 (m) The development proposed should not have a detrimental impact on the safety of highways or any other public right of way, and its users.

Whilst there are no apparent concerns with the layout to comment further, we would require the finer detail such as the access control into the building and from the reception area to the residential areas, the proposed lighting, 'Secure Garden Boundary' treatments and physical security measures. It should be noted that without adequate security fencing any external doors will be vulnerable to unauthorised entry into the building.

We would welcome the opportunity to consult on this development to assist the developer demonstrate their compliance with this policy by achieving a Secured by Design award. An SBD award is only achieved by compliance with the requirements of the relevant Design Guide, ensuring that risk commensurate security is built into each property and the development as a whole benefitting both the residents staff, visitors and wider community.