London Borough of Haringey
Planning and Building Control
6th Floor River Park House
225 High Road
Wood Green
N22 8HQ

Designing Out Crime Office
Bow Road Police Station
111-117 Bow Road
Tower Hamlets
E3 2AN

Telephone: 0208 217 3813
Email: lee.j.warwick@met.police.uk

Dated: 19/10/2026

Your ref: HGY/2026/2371

Planning Case Officer : Nathan Keyte

Our ref: MP 00934

Re: Planning Application at:

Park View Secondary School, Langham Road, Tottenham, London, N15 3QR

Proposal:

Erection of a two storey modular temporary building; Erection of a three-storey modular temporary classroom building (replacing the two-storey building consented under HGY/2023/1546), formed of the existing two-storey structure with an additional single-storey modular addition. Temporary permission is sought for a period of three years.

Dear Haringey Planning,

Section 1 - Introduction:

Thank you for allowing us to comment on the above planning proposal.

With reference to the above application, we have had an opportunity to examine the details submitted and would like to offer the following comments, observations and recommendations. These are based on relevant information to this site (Please see Appendices), including my knowledge and experience as a Designing Out Crime Officer and as a Police Officer.

At this stage we have no objection to raise in principle to the proposed temporary classroom accommodation required to facilitate the decant of pupils during the ongoing RAAC remediation works at Park View School.

The proposal does not increase pupil numbers and appears to provide a necessary temporary solution to maintain educational provision. [Design and...Statement | PDF]

The Design and Access Statement contains limited information relating to crime prevention and security measures. To ensure the development accords with the principles of Secured by Design

and Crime Prevention Through Environmental Design (CPTED), it is recommended that:

- All external doors are fitted with suitable access control arrangements.
- CCTV coverage is provided to key entrances, circulation routes and areas vulnerable to unauthorised access.
- External lighting is designed in accordance with BS 5489 and Secured by Design guidance.
- Intruder alarm protection is provided throughout the temporary accommodation.
- External doors, glazing and associated hardware achieve a security standard appropriate to the risk assessment for the site.
- Existing perimeter fencing and gate security are maintained throughout the temporary period.

Subject to the implementation of appropriate physical security and management measures, no crime prevention concerns are raised.

We would however seek a **three-year consent period condition**; the programme states that the remedial work should take less than the requested time scale. This would ensure that the removal of the temporary structures and reinstatement of the land on expiry of the permission would occur

Informative:

The applicant can seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available **free of charge** and can be contacted via DOCOmailbox@met.police.uk or 0208 217 3813.

Section 3 - Conclusion:

We would ask that our department's interest in this planning application is noted and that we are advised of the final **Decision Notice**, with attention drawn to any changes within the development and subsequent Condition that has been implemented with crime prevention, security and community safety in mind.

Should the Planning Authority require clarification of any of the recommendations/comments given in the appendices please do not hesitate to contact us at the above office.

Yours sincerely,

Lee Warwick 1977CO

Designing Out Crime Officer
Metropolitan Police Service

This report gives recommendations. Please note that Crime Prevention Advice and the information in this report does not constitute legal or other professional advice; it is given free and without the intention of creating a contract or without the intention of accepting any legal responsibility. It is based on the information supplied and current crime trends in the area. All other applicable health, safety and fire regulations should be adhered to.

Appendix 2: Planning Policy

London Plan 2021
Policy D11: Safety, Security and Resilience to Emergency
This policy links design out crime, counter terrorism prevention measures and acknowledges fire safety issues.

Section B of policy D11
Boroughs should work with their local Metropolitan Police Service 'Design Out Crime' officers and planning teams, whilst also working with other agencies such as the London Fire Commissioner, the City of London Police and the British Transport Police to identify the community safety needs, policies and sites required for their area to support provision of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime. Policies and any site allocations, where locally justified, should be set out in Development Plans.

Section C of policy D11
These measures should be considered at the start of the design process to ensure they are inclusive and aesthetically integrated into the development and the wider area.
The policy considers not just crime, but also a wide range of hazards, such as fire, flood, extreme weather and terrorism.
New buildings should therefore be **resilient** to all of these threats.

Paragraph 3.11.3
Measures to **design out crime**, including counter terrorism measures, should be integral to development proposals and considered early in the design process, taking into account the principles contained in guidance such as the Secured by Design Scheme published by the Police…. This will ensure development proposals provide adequate protection, do not compromise good design, do not shift vulnerabilities elsewhere, and are cost-effective. Development proposals should incorporate measures that are proportionate to the threat of the risk of an attack and the likely consequences of one.

Paragraph 3.11.4

The Metropolitan Police (Designing Out Crime Officers and Counter Terrorism Security Advisors) should be consulted to ensure major developments contain appropriate design solutions, which mitigate the potential level of risk whilst ensuring the quality of places is maximised.

Paragraph 3.12.10

Fire safety and security measures should be considered in conjunction with one another, in particular to avoid potential conflicts between security measures and means of escape or access of the fire and rescue service. Early consultation between the London Fire Brigade and the Metropolitan Police Service can successfully resolve any such issues.

DMM4 (Policy DM2) Part A(d) "Have *regard to the principles set out in 'Secured by Design'"*

DMM5: Para 2.14 - "Proposals will be assessed against the principles of secured by design'. The latest published guidance in this respect should be referred to."

An Independent Sustainability report by AECOM on Tottenham area action plan states:
"Crime is high in Tottenham with many residents concerned about safety, gang activity and high crime rates. Issues are particularly associated with Northumberland Park and Tottenham Hale".

12.3 of same report states:

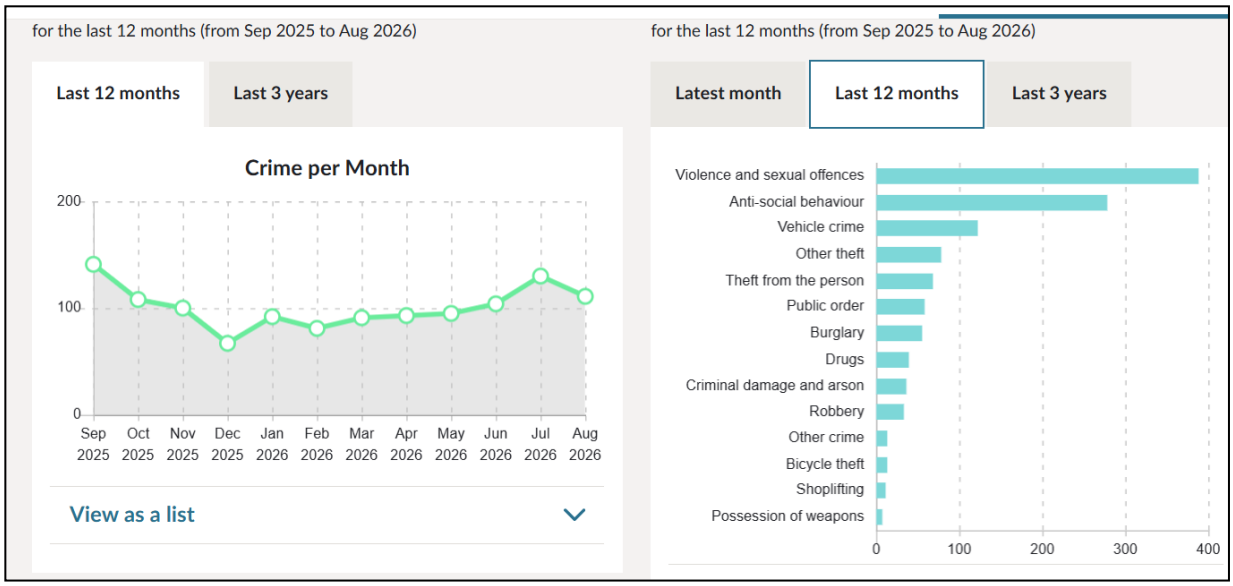
- Crime rates are relatively high across the borough and crime is particularly prevalent in Northumberland Park. There is a need to design schemes in order to reduces levels of crime, fear of crime and anti-social behaviour. Since unemployment is strongly correlated with acquisitive crime, there may also be a link to wider economic development.
- There are no references to crime in the **overarching policies**, although it is recognised that housing and economic polices aim to support a very significant level of regeneration in the area. This could indirectly lead to reduced crime / fear of crime in the medium term through creating more high-quality environments and more stable communities. **AAP 06** includes requirements on urban design and character and seeks to maximise opportunities to create legible neighbourhoods, which may assist in creating safe, modern and high-quality places.
- There are no references to crime in the **neighbourhood area sections;** however, they do set out key objectives which include considerations for safe and accessible environments. Furthermore, as noted above, the scale of regeneration proposed should indirectly lead to reductions in crime and fear of crime. Crime is particularly high in Northumberland Park and Tottenham Hale, hence this issue might be explicitly addressed in these sections; however, it is recognised that the DM Policies DPD includes Borough wide requirements in this regard. Also, AAP 06 sets out the Council's commitment to preparing Design Code Supplementary Planning Documents (SPDs) for Tottenham's Growth Areas, where opportunities for secure by design principles can be investigated.
- In **conclusion**, the plan is likely to result in positive effects on the crime baseline if there is large scale regeneration (including jobs growth) and robust implementation of safer streets and other measures to design out crime in Tottenham, including particularly in Northumberland Park where crime levels are highest.

Appendix 3 : Crime Figures

The crime figures provided below are publicly available on the Internet at http://www.met.police.uk/. The figures can at best be considered as indicative as they do not include the wide variety of calls for police assistance which do not result in a crime report. Many of these calls involve incidents of anti-social behaviour and disorder, both of which have a negative impact on quality-of-life issues.

Haringey is one of 32 London Boroughs policed by the Metropolitan Police Service. It currently has crime figures above average for the London Boroughs and suffers from high levels of crime and disorder to its residents and business communities.

The following figures relate to recorded crime data from Police.uk for the below area:



Whilst we cannot provide information down to street area the above information does indicate the level of ASB and associated crime that is typical for the ward, which should be a consideration when designing a development to ensure the reduction in fear of crime as well as crime itself.

Anti-Social Behaviour (ASB)

Attention must be drawn to the most prevalent type of incident that will be experienced – **Anti-Social Behaviour (ASB)**. This category covers a multitude of types of incidents that can range from what appears quite trivial annoyance to serious criminal acts. Often victims are able to shrug off minor incidents and do not have the time or energy to report every occurrence, however en mass these create a significant problem.

Research by Ward, Thompson and Tseloni (2017) which was quoted in the victim commissioners report on ASB in 2019 stated:

Less than a third of ASB incidents were reported to the three main reporting agencies - *According to the 2015/16 CSEW, approximately 31% of ASB incidents were reported to the police, local authority or housing association/private landlord. Of those reported, most were reported to the police (of all agencies).*

It is therefore reasonable to assume that the statistics regarding ASB misrepresents the true scale of the problem – the actual figure of incidents is likely to be well over **32 incidents** of ASB per month.