

From: [REDACTED]
Sent: Wednesday, August 21, 2024 9:47 AM
To: Planning <planning@uttlesford.gov.uk>
Subject: Consultee Comments for Planning Application UTT/24/1732/PINS

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 21/08/2024 9:46 AM from Stephen Armson-Smith (Not Available) on behalf of Crime Prevention Tactical Adviser.

Application Summary

Reference: UTT/24/1732/PINS

Address: Land To The West Of Thaxted Road Saffron Walden Essex

Proposal: Consultation on S62A/2024/0051 - Approval of reserved matters following outline approval for the erection of 168 dwellings with associated landscaping and parking pursuant to application S62A/2022/0014

Case Officer: Chris Tyler

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Comments Details

UDC Local Plan Policy GEN2 - Design (d) states" It helps reduce the potential for crime"

We have no concerns with the layout however we are concerned that the ground floor flats, these have doors from living rooms that appear to open into publically accessible space or semi private space, when these doors are open anyone can just walk in putting the flat and building at risk of crime. To comment further we would require the finer detail such as the proposed lighting, boundary treatments and physical security measures, and in relation to the flats the proposed access control, visitor entry system, and mail delivery provision.

Comments:

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 Homes award especially as in the Design and Access Statement it states a desire on creating exceptional homes. 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 resident and wider community mitigating the risks of crime and ASB.
