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Uttlesford Planning Office
via E mail to: planning@uttlesford.gov.uk
Ref:UTT/25/0151/PINS

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Designing Out Crime Office
Essex Police HQ
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[REDACTED]
Date: 27th February 2025

Land West of High Street, Stebbing, Essex.

UTT/25/0151/PINS Consultation on S62A/2025/0077 - Application for Planning Permission for Erection of 28 residential dwellings (comprising 14 affordable & 11 private market homes together with 3 self-build plots); provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)

Dear [REDACTED],

The 'Essex Police – Designing out Crime Office (DOCO) welcomes the opportunity to make comment on the proposed development of land to the west of High Street, Stebbing.

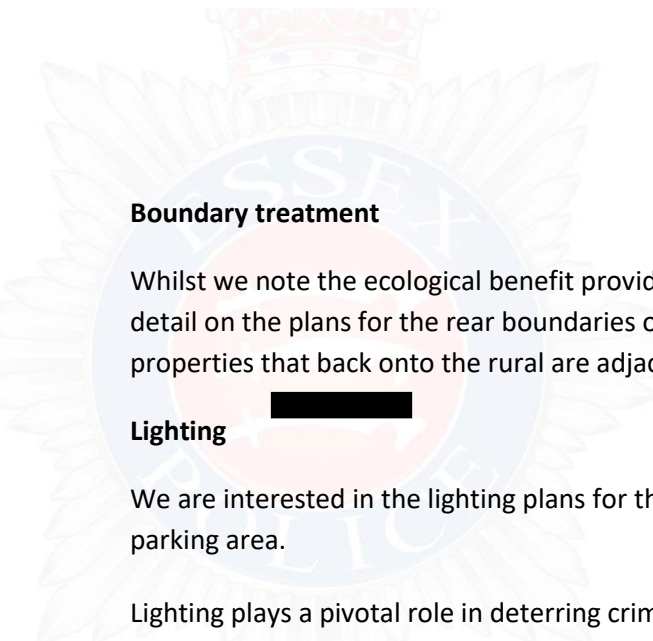
Good design and early co-ordination, incorporating 'Crime Prevention Through Environmental Design' (CPTED) principles, can avoid the conflicts that may be expensive or impossible to resolve once the construction phase is complete. CPTED forms part of Police Crime Prevention Initiatives (PCPI) which is the official UK Police Security Initiative.

Essex Police considers that it is important that, if approved, this construction project is designed incorporating the maximum achievable benefit of CPTED for which Secured by Design (SBD) is the preferred enabler.

We strongly recommend that the developer seeks to achieve the relevant Secured by Design accreditation detailed within the current Secured by Design Homes guide for the development, [REDACTED] provides full details.

It is important that design and security specifications are risk commensurate and provide an effective and realistic level of physical security that is commensurate with the risk posed by crime.

Consequently, the Essex Police Designing Out Crime Office (DOCO) are interested in the following aspects related to security:



Boundary treatment

Whilst we note the ecological benefit provided by hedging as a boundary treatment, we seek further detail on the plans for the rear boundaries of all of the properties in Plots A, B and C and also the properties that back onto the rural are adjacent to Plot D.

Lighting

We are interested in the lighting plans for the four plots, particularly for Plot D and the community parking area.

Lighting plays a pivotal role in deterring criminal activity, but also promotes a feeling of safety within the space that is illuminated. When designing both public and private space, (and when applied and designed correctly), lighting can reduce the potential for crime. We understand that there are ecological challenges in relation to the plots but would like to explore the lighting proposals for each of the dwellings within the four plots.

Community Parking Area

We would like to understand the management plans for the parking area and whilst we recognise the benefit of additional parking provision for the nearby primary school, we are keen that anti-social behaviour does not result from tension between the users of this parking area and the new residents.

We would welcome the opportunity for engagement with the design team to discuss the security design aspects of the development to ensure provision of a safe and secure environment for the future.

If you have any further queries relating to the above or regarding means to adopt designing out crime practices, please contact the team via email designingoutcrime@essex.police.uk.

We look forward to hearing from you to discuss this matter.

Yours sincerely,

Andrew Simpson

Designing Out Crime Officer
Local Policing Support Unit
Essex Police HQ