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Uttlesford Planning Office
via E mail to: planning@uttlesford.gov.uk
Ref: UTT/25/1343/PINS/

Andrew Simpson
Designing Out Crime Office
Essex Police HQ
Springfield
Chelmsford
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Date: 6th June 2025

Former Friends School Field, Mount Pleasant Road, Saffron Walden, Essex.

UTT/25/1343/PINS Consultation on S62A/2025/0107 - Erection of 75no. dwellings with associated infrastructure and landscaping. Provision of playing fields and associated clubhouse

Dear [REDACTED]

The 'Essex Police – Designing out Crime Office (DOCO) again welcomes the opportunity to make comment on the proposed development of the former Friends School Field, Mount Pleasant Road, Saffron Walden.

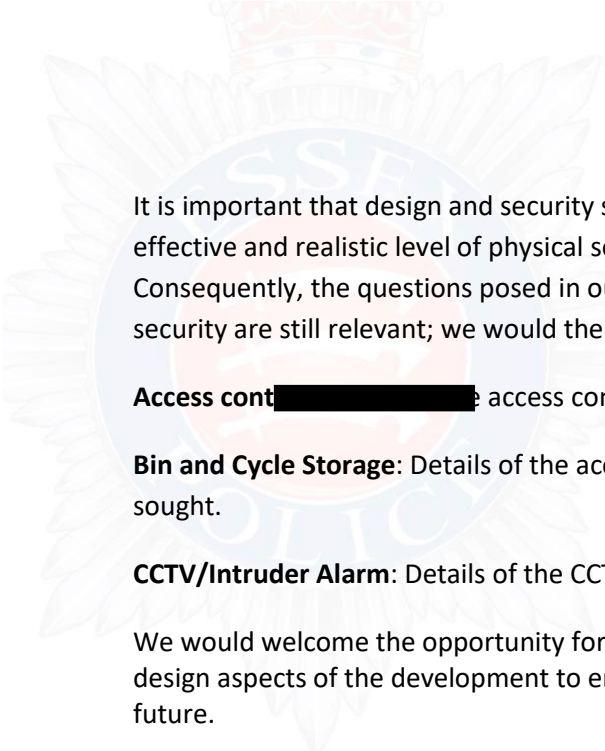
We previously commented on 24th August last year and request that our previous response, under planning reference UTT/24/1898/PINS, is considered together with this response.

As we previously stated, 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.

Furthermore, 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 therefore strongly recommend that a Secured by Design condition is imposed for the developer to achieve the relevant Secured by Design accreditation detailed within the current Secured by Design Residential and Non Residential guides for the development,
[REDACTED] provides full details.

We acknowledge the inclusion of the Community Safety section within the latest Design and Access Statement (page 61) in which there is a commitment to adopt key principles for creating a secure and safe environment and therefore do not consider that the SBD condition will be burdensome.



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 questions posed in our previous correspondence of 24th August 2024 concerning security are still relevant; we would therefore like to discuss the following areas with the applicant:

Access control [REDACTED] access control measures proposed for the Apartment Block are sought.

Bin and Cycle Storage: Details of the access control measures for the Bin and Cycle Storage is sought.

CCTV/Intruder Alarm: Details of the CCTV and Intruder Alarm for the Club House is sought.

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,

[REDACTED]

Designing Out Crime Officer
Local Policing Support Unit
Essex Police HQ