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Designing Out Crime Officer  
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28/08/2025  
UTT/25/2203/SO

To whom it may concern,

The 'Essex Police – Designing out Crime Office' (DOCO), welcomes the opportunity to comment on the EIA Scoping Opinion for Up to 520 new homes (Use Class C3) and up to 20,000 sqm of commercial floor space with public open space, new access, active travel routes between the Birchanger Site and Stansted Mountfitchet and Sustainable Urban Drainage System

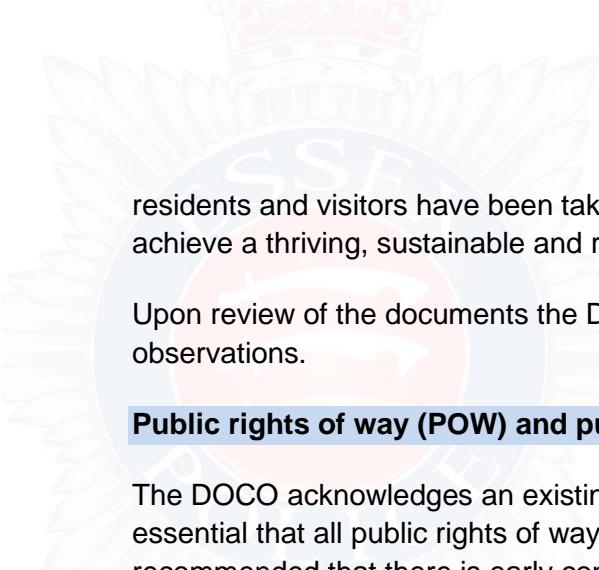
We recognise that communities where safety and security has been addressed and 'designed in' at the earliest planning stages, will enhance the health and wellbeing of its residents.

An integrated approach to crime prevention at an early stage is necessary to all significant components of its design, planning, and layout. Perception of crime and fear of crime can be an influential factor in determining the synergy and ongoing sustainability of a community. Good design and early co-ordination, incorporating 'Crime Prevention Through Environmental Design' (CPTED), can avoid the conflicts that may be expensive or impossible to resolve once the construction is complete.

We would recommend that a Planning Condition is imposed for the entirety of the development to achieve the relevant Secured by Design (SBD) Awards. This will ensure the DOCO / SBD officers' recommendations are fully incorporated into the scheme and therefore ensure a consistent approach to the mitigation of crime throughout the phased development.

The use of such planning conditions will ensure that the development meets Secured by Design accreditation which is in accordance with the NPPF.

Furthermore, the use of conditions will ensure that a holistic approach to designing out crime has been adopted, which will help substantiate requirements within the NPPF, Local Plan and other relevant documentation. This will ensure that safety and security of future



residents and visitors have been taken into consideration and will therefore support to achieve a thriving, sustainable and resilient community.

Upon review of the documents the Design Out Crime Officers (DOCO) has the following observations.

### **Public rights of way (POW) and public open spaces**

The DOCO acknowledges an existing public right of way runs through the proposed site, it is essential that all public rights of way and footpaths are design to be safe for future users. It is recommended that there is early consultation with the DOCO to discuss mitigating measure to prevent crime and antisocial behaviour (ASB).

The DOCO would like to bring to your attention, the Home Office strategy of reducing 'Violence Against Women and Girls' (VAWG). The strategy aims to improve wellbeing and perception of crime for women and girls, thus ensuring their safety within their community. Therefore, it is recommended when designing new public realm and green spaces (inclusive of cycling, walking and play areas,) that consideration should be given to environmental design so that women and girls feel included and comfortable using the spaces.

*"Women and girls often do not feel safe in parks and so use them less. This is not just because they fear crime, whether that's rape, assault, or harassment. They also feel uncomfortable, unwelcome, and judged. Women are three times more likely than men to feel unsafe in parks during the day, and that gets worse after dark".*

**Safer Parks Improving access for Woman and Girls (Safer Parks Executive Summary)**  
[www.greenflagaward.org/media/2424/safer-parks-executive-summary-final-web.pdf](http://www.greenflagaward.org/media/2424/safer-parks-executive-summary-final-web.pdf)

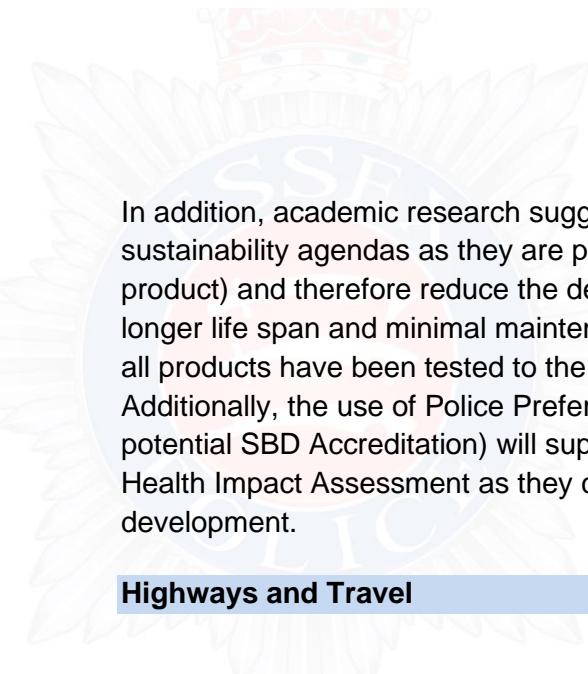
This would be pertinent with the introduction of new and existing public rights of way as referenced in **Paragraph 3.16**. Therefore, we would advocate consideration of the VAWG agenda / strategy to be taken into consideration so that these spaces are safe and inclusive.

### **Stansted Mountfitchet Site 20,000 sqm of commercial**

The DOCO acknowledges the proposals for the 20,000 sqm of commercial space for Stansted Mountfitchet, it is recommended when there is more detail there is engagement with the DOCO to discuss security provisions and designing out crime strategies which will allow the site to be safe for future users whilst aligning with health and wellbeing

### **Sustainability**

The DOCO recommends the use of SBD Police Preferred Security Products (such as doors, windows, locks, and cycle storage). Member companies / products have not only been tested to the relevant security standards but are also fully certified by an independent third-party certification, therefore proven to deter criminal activity and reduce crime.



In addition, academic research suggests that Police Preferred Products support sustainability agendas as they are proven to last longer (due to the robustness of the product) and therefore reduce the developments carbon footprint. Products will have a longer life span and minimal maintenance whilst supporting the sustainable homes vision as all products have been tested to the applicable Industry Approved Security Standard. Additionally, the use of Police Preferred Products, (alongside liaison with the DOCO and potential SBD Accreditation) will support crime prevention considerations required within the Health Impact Assessment as they can assure that security has been factored in across the development.

## Highways and Travel

The ‘Essex Police – Roads Policing Team’ advocate the adoption of the “Safe system approach” when designing local roads in and around the community. The DOCO finds it encouraging that the applicant has taken into consideration the ‘safe system’ approach which is referenced in paragraph 6.14. This will take into consideration the various road user groups who wish to access these roads.

Essex Police would request that thought is given for the provision of Emergency Service Access throughout the construction phase and life span of the Garden Community. It is essential that emergency vehicles can gain rapid access to any incident occurring within the community and surrounding neighbourhoods.

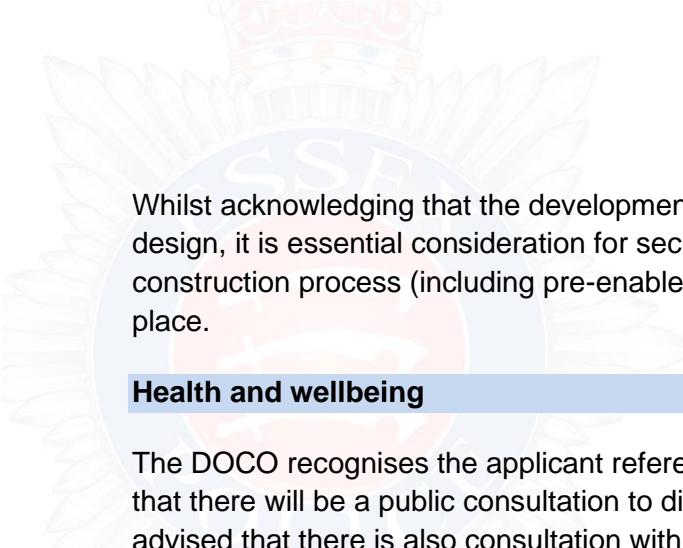
As part of the process of designing safe, inclusive, and sustainable walking and cycling provision, additional consideration is required to the mitigation of crime in relation to new and existing routes, this is to ensure public rights of way are designed with crime in mind. We would welcome the opportunity to work together to mitigate the opportunity for crime and ensure users feel safe using the designated routes.

## Lighting

The DOCO acknowledges the reference to lighting within **paragraph 8.23 and 12.24**. We are cognisant that unnecessary and excessive lighting designs can have significant impact on ecological and environmental concerns, and as part of the consultation process would welcome discussions.

During the construction and pre-enabling phase, lighting will play a fundamental role within the security strategy, and we acknowledge that **Paragraph 12.24** advises that lighting may be required during construction. Therefore, we would welcome the opportunity to discuss lighting provisions so that it will not only prevent crime and antisocial behaviour but achieve the required minimal ecological impact.

## Construction phase



Whilst acknowledging that the development is still at the earliest stages within planning and design, it is essential consideration for security is factored in at the earliest stages of the construction process (including pre-enablement works) and a security management plan in place.

### **Health and wellbeing**

The DOCO recognises the applicant reference to health and wellbeing and acknowledges that there will be a public consultation to discuss strategies for health and wellbeing. It is advised that there is also consultation with the DOCO to discuss the implications crime can have on health and wellbeing. Mitigating the opportunities for crime is not only about reducing and preventing injury but it is also about building strong, sustainable, cohesive, vibrant, and participatory communities

### **Design Code**

Essex Police would encourage the use of a Design Code for the new development. This would allow for a consistent and controlled approach to the design through the various phases. The local DOCO would be happy to support the applicant to create a Design Code which would ensure the Garden Community is a safe and inclusive environment for all.

The Essex Police Designing out Crime Team would welcome further consultation as part of the process, and if there are any further queries around embedding designing out crime, please do not hesitate to contact [designingoutcrime@essex.police.uk](mailto:designingoutcrime@essex.police.uk).

Yours faithfully



Caroline Peters  
HQ Designing Out Crime Officer

