

From: Evans, Simon 19091 <Simon.Evans4@surrey.police.uk>
Sent: 23 June 2025 10:51
To: Statutory
Cc: !CrimeReduction
Subject: Planning Application 2025/245 Land South of Barrow Green Road, Oxted.

You don't often get email from simon.evans4@surrey.police.uk. [Learn why this is important](#)

Dear Planning Team,

Reference Planning application 2025/245. Outline application for a residential development of up to 190 dwellings (including affordable homes) (Use Class C3), an extra care facility with up to up 80 beds (Use Class C2), together with the formation of vehicular access, landscaping, parking, open space, green and blue infrastructure, and all other associated development works.

Location – Land South Of Barrow Green Road Oxted

Dear Sir/Madam,

Thank you for the opportunity to comment on the planning appeal for the residential development at the above location. I can only make comment on the security of the proposed development.

To reduce crime and the opportunity of crime I apply principles of Crime Prevention through Environmental Design (CPTED). The CPTED concept relies on a premise that the way space is designed can influence the behaviour of people using it and how the built environment can send out signals which people either consciously or subconsciously recognize and respond to.

Crime should not be a standalone issue which is why guidance on crime has been embedded throughout the guidance on design rather than being set out in isolation. The National Planning Policy Framework (republished February 2025) document which contains guidance to ensure crime and disorder, or the fear of crime does not undermine quality of life of community cohesion and resilience.

Specifically, section 8, Promoting healthy and safe communities and Section 12, Achieving well designed spaces.

I have reviewed the Design and Access Statement and associated plans; I note that the applicant has referenced Secure By Design and its principles. I have a few minor observations which can be addressed if this application were to be successful and the Secure By Design condition is granted.

To support Approved Document Q which was incorporated into the Building Regulations 2010, in October 2015: compliance to the 'Secured by Design' scheme would satisfy all requirements and further supports the applicant's submitted intention to achieve a sustainable development.

Use of the home Office Secured by Design (SB) award scheme as a planning condition would provide both the developer and future residents with a police preferred minimum level of security. Reducing opportunity for crime and the fear of crime to support community sustainability clearly in line with current policy.

The Secured by Design scheme can be viewed at www.securedbydesign.com

I recommend the following planning condition is included. I offer the following wording for consideration. "The development shall achieve standards contained within the Secure by Design award scheme to be successfully granted the award."

I ask that these comments are brought to the attention of the planning committee and copied to the applicant for their attention. I would welcome dialogue with the developer.

If I can be of further assistance on this application, please do not hesitate to contact me.

Regards

Simon Evans 19091

Designing Out Crime Officer
Pro Qual Level 5 Crime Prevention
Eastern Division
Surrey Police

07467 337783