**From:** Carmichael Ian [<mailto:Ian.Carmichael@thamesvalley.pnn.police.uk>]   
**Sent:** 04 December 2018 09:35  
**To:** Planning  
**Subject:** RE: 18/01894/OUT OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

**FAO: Bob Neville**

Dear Bob

**Planning ref: 18/01894/OUT OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris**

Apologies for my late response regarding the planning application above. Unfortunately, I have not been able to review the application documents or visit the site.

The only advice I can offer at this juncture is to refer the applicants to the principles and standards of the police’s Secured by Design (SBD) scheme. I feel that incorporation of Secured by Design principles and standards would help the proposals meet the requirements of:

         The National Planning Policy Framework 2018, Section 12 ‘Achieving well-designed places’, point 127 (part f), which states that; ‘Planning policies and decisions should ensure that developments… create places that are safe, inclusive and accessible… and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.

         HMCLG’s Planning Practice Guidance on ‘Design’, which states that; ‘Although design is only part of the planning process it can affect a range of objectives... Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered: safe, connected and efficient streets… crime prevention… security measures… cohesive & vibrant neighbourhoods.’

In addition, I would like to remind the applicants that Building Regulations Part Q requires them to install doors and windows that ‘Resist unauthorised access to… new dwellings’. Advice on how to achieve this can be found in Building Regulations Approved Document Q and in SBD’s New Homes Guide. The authority may also wish to condition that the development achieves the appropriate physical security standards of SBD as this would ensure Part Q is also achieved.

The comments above are made on behalf of Thames Valley Police and relate to crime prevention design only. You may receive additional comments from TVP on other Policing issues regarding infrastructure etc. I hope that you find my comments of assistance in determining the application and if you or the applicants have any queries relating to crime prevention design in the meantime, please do not hesitate to contact me.

Regards

***Ian Carmichael***

Crime Prevention Design Advisor | **Oxfordshire** | Local Policing | Thames Valley Police

Internal: 334 5484  Mobile: 07967 055125

Email**:** [ian.carmichael@thamesvalley.pnn.police.uk](mailto:ian.carmichael@thamesvalley.pnn.police.uk)

Taplow Police Base, 124 Bath road, Taplow, Bucks, SL6 0NX.