

## Matthew Swinford

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**From:** Planning  
**Sent:** 12 September 2019 16:25  
**To:** DC Support  
**Subject:** FW: Planning ref: 19/01410/RES. 10 dwellings on Land adjacent to Cotswold Country Club and South of properties on Bunkers Hill.

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**From:** Carmichael Ian <Ian.Carmichael@thamesvalley.pnn.police.uk>  
**Sent:** Thursday, September 12, 2019 10:35 AM  
**To:** Shona King <Shona.King@Cherwell-DC.gov.uk>  
**Cc:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** Planning ref: 19/01410/RES. 10 dwellings on Land adjacent to Cotswold Country Club and South of properties on Bunkers Hill.

**FAO: Shona King**

Dear Shona

**Planning ref: 19/01410/RES. 10 dwellings on Land adjacent to Cotswold Country Club and South of properties on Bunkers Hill.**

Thank you for consulting me the planning application above. Having reviewed the documents, I have nothing to add to my previous comments on the outline application of 17.09.18 (please see below).

Regards

Ian Carmichael, CPDA, Oxon.

**Planning ref: 18/01491/OUT. 10 dwellings on Land adjacent to Cotswold Country Club and South of properties on Bunkers Hill.**

Thank you for consulting me on the planning application above. I have liaised with Police colleagues, analysed crime data, reviewed the submitted documents and visited the site.

I do not wish to object to the proposals. However, I consider some aspects of the proposals to be problematic in crime prevention design terms and therefore feel that the development may not 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 which promote health and well-being... 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 am concerned that the Design and Access Statement (DAS) fails to address crime and disorder as required by CABE's 'Design & Access Statements- How to write, read and use them'. This states that DAS' should;

'Demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime'.

Therefore, I offer the following advice in the hope that it will assist the applicants in creating a safer and more sustainable development, should approval be granted:

- I suggest that the existing pedestrian route at the north of the site is closed to prevent the development becoming a leaky cul-de-sac.
- I strongly recommend that the access route is lit to the standards contained within Secured by Design's (SBD) guidance for new dwellings (<http://www.securedbydesign.com/industry-advice-and-guides/>). In relation to this, and assuming lighting is provided, I would have concerns that the proposed new screen planting may impinge lighting in future; tree positions, habit and final growth height/spread must be considered.
- The landscaping scheme and maintenance plan must ensure that areas of ambiguous ownership are not created and ongoing maintenance is assured. I have concerns about the areas between driveways of the existing properties and also at either end of the site.
- The 'passing bays' must be marked as such to ensure no parking takes place at these locations, which may lead to conflicts between residents.
- Careful consideration will be needed on the type of boundary treatments used to secure the rear gardens of the proposed dwellings. Additional planting is not sufficient and materials used must be robust and suitable in the environment.
- The design of the LAP also requires careful consideration in relation to defining user group age, boundary treatment, lighting and landscaping etc. The designs should promote the ownership and enjoyment of all users as well as child safety, but they should also deter anti-social behaviour.
- Finally, I would prefer to see the garages of the proposed dwellings moved forward to create a continuous front building line and avoid the creation of blind corners/recesses.

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

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