

Rachel Tibbetts

From: Planning
Sent: 18 September 2019 11:51
To: DC Support
Subject: FW: Planning ref: 19/01705/OUT. Land Adj and West of Bloxham Rec Ground South Newington Rd Bloxham.

From: Carmichael Ian <Ian.Carmichael@thamesvalley.pnn.police.uk>
Sent: Wednesday, September 18, 2019 11:50 AM
To: Samantha Taylor <Samantha.Taylor@Cherwell-DC.gov.uk>
Cc: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Planning ref: 19/01705/OUT. Land Adj and West of Bloxham Rec Ground South Newington Rd Bloxham.

FAO: Samantha Taylor

Dear Taylor

Planning ref: 19/01705/OUT. Land Adj and West of Bloxham Rec Ground South Newington Rd Bloxham.

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

I do not wish to object to the proposals. However, I feel that some aspects of the design and layout could 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 where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'. And;
- 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.'

That said, I commend the applicants for providing within their Design and Access Statement (DAS) a section titled 'Designing Out Crime'. This sets out how they intend to incorporate crime prevention design within the proposals. However, I am rather disappointed that they have taken this proactive stance but not provided a commitment to achieving accreditation under the police's Secured by Design (SBD) scheme. Should the proposals come forward at reserved matters, I recommend that the application provides more detail on crime prevention design and a commitment to achieving SBD accreditation. Details of the scheme can be found at; <https://www.securedbydesign.com/guidance/design-guides>

In the meantime, and to ensure that the opportunity to design out crime is not missed I request that the following (or a similarly worded) condition be placed upon any approval for this application;

Prior to commencement of development, an application shall be made for Secured by Design accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the authority.

In addition to the above request, I offer the following advice in the hope that it will assist the authority and applicants in creating a safer and more sustainable development, should approval be granted:

- Permeability is always a desirable quality within new development of this size/type. Although this can be helpful in creating active places, inappropriately high levels of permeability are likely to attract crime/anti-social behaviour (ASB), aid criminal search behaviour and provide escape routes for offenders. For future reference, all routes should be direct, serve a defined purpose and not be segregated or make the rear of properties vulnerable. Permeability for permeability's sake should be avoided. An example of this is that there are three proposed routes leading north from just the east half of the site. One would suffice and I recommend that two of the routes are omitted.
- The landscaping scheme should ensure that natural surveillance throughout the development and to/from dwellings is not compromised. This is alluded to within the DAS and I appreciate the intentions. However, as designs progress I recommend that a holistic approach is taken in relation to landscape and lighting so the latter is not compromised. Tree positions and final growth height/spread should be considered to avoid this for the lifetime of the development.
- The detailed landscaping scheme and maintenance plan must ensure that areas of ambiguous ownership are not created. Buffer strips at the edges of the site will need special consideration in this respect to ensure they do not become hidden areas where ASB etc. takes place.
- The DAS says that parking will have walls as boundary treatments. Although not a problem in principle, walls can restrict oversight of parking areas in some situations. Parking should always be overlooked from windows of active rooms of the dwelling/s it serves. In addition and for reference, where boundary treatments of private rear gardens abut public or semi-private space they should be of sufficient height (at least 1.8m) and incorporate features that make them difficult to climb; trellis on fences, angled or rounded copings on walls etc.
- On a similar issue, the 'Palette of Materials' section in the DAS says that boundaries will be 'Low walls or vegetation'. I assume that this relates to front gardens and/or the development perimeter, but if it relates to the rear/side boundaries of private spaces I simply refer the applicants to the previous paragraph.

In addition to the above, the applicants should be aware that any reserved matters application relating to this development would also need to consider;

- Provision of secure refuse and cycle storage to SBD standards.
- Utility meters installed where access can be gained without entering private spaces or where access to them is managed by authorised personnel only.
- An access control and security strategy for any flats that includes provision of a system that meets recommended standards.
- Adequate lighting for internal communal areas and all entrance points to any flat blocks.
- Post and parcel delivery for flats via one of the three SBD recommended methods.

Finally, although the physical security standards of dwellings would be ensured by the attachment of the requested condition, I would also like to remind the applicants that Building Regulations Part Q requires them to install doors and windows that 'Resist unauthorised access to... new dwellings' regardless. Advice on how to achieve this can be found in Building Regulations Approved Document Q and in SBD's New Homes Guide.

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

Mobile: 07967 055125

Email: ian.carmichael@thamesvalley.pnn.police.uk
Thame Police Base, Wenman Rd, Thame, Oxon, OX9 3RT.

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