

## Rachel Tibbetts

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**From:** Planning  
**Sent:** 26 September 2019 13:44  
**To:** DC Support  
**Subject:** FW: Planning ref: 19/01740/HYBRID. Land Adj to Promised Land Farm Wendlebury Rd Chesterton.

**From:** Carmichael Ian <Ian.Carmichael@thamesvalley.pnn.police.uk>  
**Sent:** 26 September 2019 13:36  
**To:** Clare O'Hanlon <Clare.O'Hanlon@Cherwell-DC.gov.uk>  
**Cc:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** Planning ref: 19/01740/HYBRID. Land Adj to Promised Land Farm Wendlebury Rd Chesterton.

**FAO: Clare O'Hanlon**

Dear Clare

**Planning ref: 19/01740/HYBRID. Land Adj to Promised Land Farm Wendlebury Rd Chesterton.**

Thank you for consulting me on the planning application above. I have reviewed the documents and analysed crime data, but unfortunately I have not been able to visit the site.

Although I do not wish to object to the proposals, I do have some concerns in relation to community safety/crime prevention design. If these are not addressed I 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'.
- 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, it appears that the Design and Access Statement (DAS) does not adequately address crime and disorder as required by CABI'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, to address these concerns and 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, details of measures to be incorporated into the proposals demonstrating how Secured by Design (SBD) principles & standards on physical security will be integrated shall be submitted to and approved in writing by the authority. The development will be carried out in accordance with the approved details and shall not be occupied or used until written confirmation of compliance with them is received by the authority.

With the above in mind, 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:

In relation to both the outline and full parts of the application;

- I recommend that the physical security features of the proposed buildings and their ancillary features meet the standards of Secured by Design's Commercial guide. Details can be found at; <https://www.securedbydesign.com/guidance/design-guides>
- All parking areas should incorporate the principles and standards of the British Parking Association's Safer Parking Scheme. Details can be found at; <https://www.britishparking.co.uk/Safer-Parking-Scheme/-/Park-Mark>
- Appropriate and sustainable natural surveillance to/from the buildings and across the site should be created/maintained.
- Adequate lighting for internal and external communal areas, entrance routes and parking to police recommended standards should be installed.
- Defensible space should be provided where building fabric adjoins public/semi-public space.
- Appropriate boundary treatments with toppings that help to prevent climbing should be provided.
- There should be a holistic approach to landscape, lighting and any CCTV provision to ensure none are compromised during the lifetime of the development.
- Secure refuse and cycle storage to SBD standards should form part of the proposals.
- Access control systems specification and security strategies should be provided as part of any reserved matters applications.
- Post and parcel delivery needs careful consideration and appropriate design solutions.

Additional advice on the full part of the application relating to the health club;

- The landscaping scheme should ensure that natural surveillance throughout the development and to/from units is not compromised. I am also concerned that some trees may impinge upon lighting in future, particularly in the car park. Tree positions and final growth height/spread should be considered to avoid this. A holistic approach should be taken in relation to landscape and lighting, and SBD standards should be incorporated.
- Chain link fencing is proposed for the south and east boundaries of the site. This has very little security value and I recommend that weldmesh or similar be used instead. In addition, the current fence line does not return from the southern boundary to the south west corner of the outdoor courts and I recommend that this omission is amended to ensure enclosure of the rear of the facilities and buildings.
- A CCTV system should be provided that covers the main entrance internally and externally, all access points to the buildings externally and the car park as a minimum.
- The cycle shelter is not well overlooked and offers little protection to the cycles of employees or club members visiting for any real length of time. I recommend that a secure, enclosed facility replace the one proposed or the shelter is relocated behind the secure fence line.

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**

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