

From: Carmichael Ian

Sent: Wednesday, February 12, 2020 3:25 PM

To: Bob Neville

Cc: Planning

Subject: Planning ref: 19/02948/F. Land to the South of and Adjacent to South Side Steeple Aston.

FAO: Bob Neville

Dear Bob

Planning ref: 19/02948/F. Land to the South of and Adjacent to South Side Steeple Aston.

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

In addition, the Design and Access Statement (DAS) does not adequately 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'. This is rather disappointing as I stated the same in relation to the previous application for the site (19/01177/F) and the applicants have had ample opportunity to address my concerns.

Therefore, to ensure that they are addressed and 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.

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:

- All access gates to rear gardens should be; robust, of the same height as boundary treatments, self-closing, have anti-lift hinges and be key operated from both sides. I note that some are not positioned as close to the front building line as possible. This creates problematic recesses/hiding places. This should be rectified wherever possible. In addition,

there is now covered passageway between plots 6 and 7 which also requires gating for the same reasons.

- Hedges within front gardens and the one that runs along the side of the pedestrian footway at the east end of site should have a final growing height of no more than 1m so that natural surveillance is not compromised.
- There should be a gap in vegetation of at least 2m either side of the pedestrian path at the point where it enters the site to allow for clear views along it from South Side.
- Finally, 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 Secured by Design's (SBD) New Homes Guide. Achievement of SBD accreditation would also ensure Part Q is satisfied. Details can be found at;
<https://www.securedbydesign.com/guidance/design-guides>

The comments above are made on behalf of Thames Valley Police and relate to crime prevention design only. I hope that you find them 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