

Bob Neville

From: Carmichael Ian <Ian.Carmichael@thamesvalley.pnn.police.uk>
Sent: 01 May 2020 14:54
To: Bob Neville
Cc: Planning
Subject: Planning ref: 20/00964/OUT. The Beeches Heyford Rd Steeple Aston OX25 4SN.

FAO: Bob Neville

Dear Bob

Planning ref: 20/00964/OUT. The Beeches Heyford Rd Steeple Aston OX25 4SN.

During a regular review of planning lists I noticed the application above and felt it would benefit from police advice, so I have reviewed the submitted documents.

Although I have no objections 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, it appears that 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'.

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, 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 and the scheme move to a reserved matters application:

- There is 'undercroft' parking proposed for Plots 1 and 2. These type of features make vehicles, residents and the rear of properties vulnerable. I recommend that garages are provided instead, as they are for the rest of the plots.
- The applicants should ensure that properties have windows of active rooms overlooking their parking where this is located beside or in between dwellings. This would enhance ownership and natural surveillance. Active rooms include living rooms, kitchens and hall ways. Studies, bedrooms, bathrooms/toilets etc. are not considered active.

Looking forward, any reserved matters application relating to this development would also need to consider and incorporate;

- Appropriate and sustainable natural surveillance to/from the dwellings and across the site.
 - Adequate lighting to police recommended standards.
 - Provision of defensible space where any private dwelling building fabric adjoins public or semi-public space.
 - Installation of appropriate boundary treatments for private gardens with toppings that help to prevent climbing.
 - A holistic approach to landscape and lighting provision to ensure neither are compromised during the lifetime of the development.
 - Utility meters installed where access can be gained without entering private spaces or provision of meters that can be read remotely.
 - Provision of secure cycle storage to SBD standards.
- Finally, I would also like to remind the applicants that Building Regulations Part Q will require 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. 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

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