



Kevin Cox
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Oxford Road
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REF: 22/03063/F

Location: Land East Of Larsen Road Heyford Park

16 October 2023

Dear Will,

Thank you for consulting with me on the above planning application. I have reviewed the amended plans and ask that the following comments are addressed prior to permission being granted.

Boundary Treatments

The row of plots to the west of the development appear particularly vulnerable to crime and burglary, where exposed side/rear elevations are easily accessible from the public realm whilst lacking sufficient surveillance from surrounding development. In addition, there is a risk that residents may consider fly tipping garden waste and other items over their rear boundary into adjoining land, where they cannot see it and no one else would see it being tipped (particularly to the north).

It is vital that these exposed boundaries are sufficiently protected from unauthorised entry by the use of robust boundary treatments that are backed up with defensible planting, that I recommend is of mature age and dense enough to restrict access up to the boundary. Use of thorny species such as Pyracantha or Hawthorne would be particularly beneficial in areas such as these.

To reduce the risk of fly tipping, it has been seen that the use of robust vertical hit and miss fencing reduces incidents of fly tipping over the rear boundary, as whilst the boundary is sufficient to resist intrusion, residents are able to see the land beyond.

The long stretch of rear boundaries facing onto the public footpath also creates a significant risk of crime and antisocial behaviour occurring along this footpath, due to the complete lack of surveillance overlooking it. Wherever public footpaths are provided, they should be protected from crime and ASB by having high levels of active frontage and surveillance overlooking them.

Landscaping

I am unable to locate any detailed landscaping plans, and ask that these are provided prior to permission being granted.

Lighting

I am unable to locate any lighting plans within this application. Lighting throughout the development should meet the general standards of BS5489-1:2020. Lighting plans should be provided which should set out how this standard will be achieved not only on adopted highways, but also un-adopted roads and parking areas. Bollard lighting is not an appropriate lighting method, and should be avoided. Not only can they be damaged by reversing vehicles, more critically they do not provide sufficient light at the right height to aid facial recognition and reduce the fear of crime. It also does not deter crime and antisocial behaviour.

Residential dwellings should be provided with security lighting that provides illumination to the main entrance to the dwelling. PIR motion activated "on/off" lighting should not be used, and photoelectric "dusk till dawn" lighting should be used instead. PIR technology may be used to control dimming of the lighting when motion is not detected.

I ask that lighting plans should be provided prior to permission being granted. Alternatively, I ask that the following or similarly worded condition be placed upon the approval;

Condition 1:

Prior to commencement of development, details of a proposed external lighting scheme shall be submitted to the local planning authority. The scheme shall set out the steps that will be taken to ensure that external lighting, including zonal/security lighting and column lighting within parking courts promotes a secure environment and does not cause a nuisance to local residents.

Public open space

I have concerns that the proposed “Kick about / active area” is located in an area surrounded with parking and roads, but without any boundary treatments to contain activities taking place within this space. If ball games were to be encouraged in this area, there is a high risk of balls escaping the space and causing damage to vehicles parked in the visitor parking adjacent, or escaping into the road. This creates a risk of children running out into the road after balls, and also a risk of neighbour disputes and community tension in the case of accidental damage to vehicles. Any outdoor space where ball games are encouraged or permitted must be located in an area that is suitably located away from the road/parking and enclosed with boundaries to prevent these incidents from occurring.

The area of public open space is also located directly opposite a long straight section of road, leaving users very vulnerable to accidental or deliberate vehicle incursion into this space. Due to the potential speeds achievable on the run up to this area of public open space, it would be necessary to provide vehicle mitigation measures to prevent vehicular incursion into the area of POS.

In any case, areas of green space must be provided with landscaping or physical features to prevent unauthorised vehicular incursion onto areas of open space. I ask that details and specification of the proposed measures are provided prior to permission being granted.

The above comments are made on behalf of Thames Valley Police and relate to crime prevention design only. I hope that you find these comments of assistance. If you have any queries relating to crime prevention design, please do not hesitate to contact myself.

Kind regards
Kevin Cox.