

25/01346/OUT The Moors, Kidlington

Response to Thames Valley Police Comments, August 2025

Kevin Cox, Designing Out Crime Officer

Received June 2025

The following forms a response to your specific comments but we thank you for your detailed site wide comments which will be reviewed in conjunction with the reserved matters application. We will work closely with Thames Valley Police during the reserved matters preparation to ensure the detailed design for the site provides a safe and secure environment.

Item	Thames Valley Police Comments Amendments Requested	Applicant Response
1.0	I have significant concerns that illustrative detailed block structures provide are not maximising this opportunity and instead some blocks are highly vulnerable to crime and antisocial behaviour.	Detailed plans will be prepared as part of the reserved matters application and welcome the opportunity for a more detailed dialogue and review of the proposals.
2.0	Block design and housing floorplans must ensure high levels of active frontage and surveillance over the public realm.	We agree. Plans submitted for later reserved matters applications will ensure passive surveillance over the public realm is included.
3.0	I have concerns with the proposed road layouts, with long relatively straight roads running throughout the development that will be very vulnerable to speed and subsequent road safety concerns. All roads throughout the development must have physical design and engineering features, such as buildouts, chicanes and raised tables, that physically enforce the designed speed of the road.	As illustrated on "Illustrative View – St Mary's Lane East", roads will incorporate buildouts. Details will be submitted as part of later reserved matters applications.
4.0	Landscaping design must ensure measures are taken to prevent unauthorised vehicular incursion onto green spaces, and forthcoming applications should detail this. This is of particular importance to the cricket pitches, which will be very vulnerable to unauthorised encampments. All areas of POS should be well overlooked by surveillance.	Public open spaces will be protected to prevent unauthorised vehicular incursion and uncontrolled parking at edges and will be detailed in the reserved matters. Public open spaces have been provided with passive surveillance where possible. Due to the nature of the significant green open/recreation space provided to the east of the site, this isn't possible for the entire area, nor is this compatible with recent requests for a more natural green space here.

5.0	<p>It is important that the “Active travel Access” in the middle of the development is safe, well-lit and has good forward visibility. It should maintain a minimum width of 3m along its entire length, and plans should demonstrate clear forward visibility with no blind turns or hiding places. Defensible planting and landscaping should be provided to protect the vulnerable side/rear boundaries of the existing dwellings either side of this route.</p>	<p>A minimum width of 3m will be maintained with clear sight lines and visibility. Dwellings will be located to minimise vulnerable side/rear boundaries with these protected by defensible planting where this isn’t possible.</p> <p>Refer to the section for the Middle Green Character Area in Section 9 of the 1360-G510 Design and Access Statement.</p>
6.0	<p>The cricket pavilion floorplans include open and insecure bin storage alongside the boundary of the building. This is a concerning proposal due to the risk of crime and arson associated with insecure bin stores. Any bin stores should be secured and fully enclosed to prevent access to bins. Advice should be sought from the local fire authority regarding safe stand-off distances for any external bin storage.</p>	<p>This will be addressed in the reserved matters application.</p>
7.0	<p>All corner turning plots must have dual aspect with ground floor active frontage maximising surveillance over the public realm.</p>	<p>This will be reviewed in the reserved matters application.</p>
8.0	<p>I have concerns with the proposed location of the mixed LEAP/NEAP/LAP located within the orchard area to the East, a significant distance from any dwellings. All areas of equipped play must be located where they are well overlooked directly by neighbouring residential development, to maximise surveillance and reduce the risk of crime and ASB occurring.</p>	<p>Due to the required size of the NEAP/LEAP and significant offset required to dwellings, it isn’t possible to locate this play area in a location where it will be directly overlooked by dwellings with the cricket proposals. The proposed position looks to locate it along an active travel route which we anticipate will be well used.</p> <p>An alternative green space proposal has been developed in the latest version of 1360-G510 Design and Access Statement. This offers the opportunity to locate the NEAP in an area that will receive direct passive surveillance from dwellings.</p>

9.0	East Gateway	
9.1	I have significant concerns with outline illustrations within the DAS (East Gate Character Area, Section 9) that indicate a parcel of development at greatly elevated risk of crime due to excessive permeability, and dwellings with all boundaries exposed and accessible from the public realm.	We welcome these comments and have demonstrated how we could address some of these comments in the revised 1360-G510 Design and Access Statement. This will be further developed and detailed as part of the reserved matters application.
9.2	The alleyway running between plot 2 and 3 is objectionable, as it provides unnecessary permeability which will prove very beneficial to a criminal or those intent on antisocial behaviour.	See 9.1 response.
9.3	The parking in this area will be very vulnerable to crime due to the permeability which creates multiple opportunities for escape and a large imbalance of risk versus reward in favour of an offender.	See 9.1 response.
9.4	The courtyard gardens are a confusing space that lack ownership and identity, creating the risk of neighbour disputes and community tension. I do not understand the need for the benches within this space – it does not appear to be usable public open space and the benches are far more likely to be used for loitering and ASB than any legitimate reason.	See 9.1 response.
10.0	South Brook	
10.1	I have concerns with the proposed rear courtyard parking demonstrated within the precedent study (South Brook Character Area Section 9). This image does not represent good design, with vehicles parked to the rear of dwellings where they lack surveillance whilst being excessively permeable, increasing the risk of crime. The parking also unnecessarily exposes vulnerable side/rear gardens, increasing the risk of high harm crime such as burglary for these dwellings. The	The precedent included in the document, Alford Road, Knowle Park, Cranleigh, has optimised passive surveillance of the adjacent linear green space which is why this image was included. There are some useful comments here which will be reviewed in the design of the reserved matters application.

	<p>illustration also demonstrates vulnerable side/rear boundaries exposed and unprotected whilst lacking surveillance. Rear courtyard parking must not be used except where unavoidable – such as apartment blocks. In this instance the parking court should be fully enclosed and secure, with only one point of entry and exit. Were this submitted for full approval as is, it would be objectionable in terms of potential for crime.</p>	
11.0	Wetland Gateway	
11.1	<p>The entrance to the site needs to include good levels of surveillance from residential dwellings, to reduce opportunities for crime and antisocial behaviour, and to ensure existing developments backing onto this proposal do not have vulnerable exposed rear boundaries.</p>	<p>As the lowest area of the site, most of the arrival area is required for water attenuation, reducing the number of dwellings that this area can accommodate.</p> <p>This will be a frequently used route, being one of the primary access points to the site. In addition, mown verges and clear stem trees will provide good visibility along the route from the dwellings located at the northern end of the Wetland Gateway.</p> <p>This will be further reviewed as part of the reserved matters application.</p>
11.2	<p>Planting and landscaping must ensure protection of existing private boundaries.</p>	<p>Hedgerow planting is proposed to the existing rear boundaries to strengthen the existing hedgerow along that boundary.</p>
11.3	<p>Due to a lack of built up environment and being surrounded by open space, the first part of the road into the site may be vulnerable to speeding and pedestrian/cycle connectivity may not feel safe to use unless there is sufficient residential development providing surveillance along the route.</p>	<p>A build out in the road is proposed near the entrance to protect the RPA of a retained tree and slow traffic. Other buildouts, raised crossing points and further speeding deterrent measures will be incorporated at Reserved Matters stage in the detailed design.</p>
11.4	<p>The landscape and design of the space around the entrance road must indicate the acceptable speeds for vehicles along this route.</p>	<p>Details will be included as part of the reserved matters design.</p>