**From:** Carmichael Ian [mailto:Ian.Carmichael@thamesvalley.pnn.police.uk]
**Sent:** 10 April 2019 12:14
**To:** Andrew Lewis
**Cc:** Planning
**Subject:** RE: 19/00446/F. Phases 5D & 8C and Trenchard, Heyford Park, Camp Rd, Upper Heyford, OX25 5HD.

**F.O.A: Andrew Lewis**

Dear Andrew

**Planning ref: 19/00446/F. Phases 5D & 8C and Trenchard, Heyford Park, Camp Rd, Upper Heyford, OX25 5HD.**

Thank you for consulting me on the planning application above. I have reviewed the submitted documents and visited the site.

I do not wish to object to the proposals. However, I consider some aspects of the design and layout to be problematic in crime prevention design terms and therefore 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 Statements (DAS) do 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 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:

* It appears that some dwellings do not have windows of active rooms overlooking their parking. Windows should be provided where possible to enhance ownership and natural surveillance. Active rooms include living rooms, kitchens and hall ways. Studies, bedrooms, bathrooms/toilets etc. are not considered active.
* Some of the boundary treatments of private rear gardens that adjoin the public realm would benefit from being protected by some defensive planting. Thorny shrubs or similar, of at least 1m in depth when mature should be planted along the public faces of the walls at Plots 13 and 14 on Phase 5D and the rear boundaries of Plots 1-6 on Trenchard.
* The landscaping scheme should ensure that natural surveillance throughout the development and to/from dwellings is not compromised. I am also concerned that some trees may impinge upon street lighting in future. 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 guidance on both should be followed.
* The North West corner of the Trenchard phase contains a pumping station and parking which is not well overlooked. I recommend that a ground floor window of an active room is provided within the north elevation of plot 24 to improve this. In addition, the area should be lit to SBD standards, avoiding the use of bollard lighting. And, landscaping should be designed so that it does not compromise said lighting or natural surveillance of the space. I also suggest that the sections of close board fencing facing plots 24 and 25 that enclose the grassed area to the north and west of the pumping station be replaced by a robust, visually permeable treatment. This will help prevent the hidden space attracting anti-social behaviour (ASB) etc. A gate will also be required so that the area can be maintained.
* Where boundary treatments of private rear gardens abut public or semi-private space they should incorporate features that make them difficult to climb; trellis on fences, angled or rounded copings on walls etc. All access gates to rear gardens (including communal ones) should be; robust, of the same height as boundary treatments, self-closing, have anti-lift hinges and be key operated from both sides.
* Some gates to rear gardens are not provided as close to the front building line as possible. This creates problematic recesses and alleys and should be rectified wherever possible, including where properties share a gate.
* The designs of open spaces should promote ownership and enjoyment for all users as well as child safety, but they should also deter ASB. In addition, measures to prevent vehicle intrusion on to green areas should also be provided.
* The central courtyard of the flats in Phase 8C is not secure and could attract ASB and crime. I strongly recommend that it is gated on the North West and South East sides to provide a private, secure space for residents only. Gates should be; visually permeable, robust, at least 1.8m high, self-closing, have anti-lift hinges and operate on the same access control system as the flats.

Physical security for the flats should include the following;

* An access control/entry system must be provided to ensure security for residents and compartmentalisation of the development that restricts unauthorised use and promotes community safety. SBD provides advice on this at; <https://www.securedbydesign.com/guidance/design-guides>
* A secure post/delivery system must be provided. Best practice offers three solutions to this issue; create an airlock entry lobby containing secure post boxes, install secure post boxes externally, or employ a through the wall delivery system. Both ‘Trades’ buttons and letterboxes for individual units must not be provided as they can facilitate unrestricted or unauthorised access, which also feeds opportunities for crime and ASB.
* Utility meters should be placed where access can be gained by authorised personnel without entering private spaces. Alternatively, smart meters which can be read remotely should be used.
* Lighting of internal communal areas should be 24hr, controlled by switched, photoelectric cells to create an environment that feels safe. Two-stage lighting could be considered to provide a more energy efficient system. External lighting must be provided to each point of entry or egress, which should again be operated by switched, photoelectric cell. Passive Infrared (PIR) motion detection sensors should not be used to operate external lighting.
* Details of the physical features and management of cycle and refuse storage should be provided to demonstrate how the prevention of theft, arson and ASB will be addressed.

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 SBD’s New Homes Guide.

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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