
From:

To:

Subject: FW: 20/01238/OUTMAJ Sandleford Park Newtown Road Newtown Newbury 1000 dwellings

Planning Ref: 20/01238/OUTMAJ |

Address: Sandleford Park Newtown Road Newtown Newbury

Description: Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access. |

FOA, Niko Grigoropoulos

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

I do not wish to object to the proposals at this time.

However, I am concerned that the applicant's Design and Access Statement (DAS) does not contain a section on how the development intends to address crime and disorder as required by CABE's guidance; 'Design & Access Statements- How to write, read and use them'. Therefore within any reserved matters application I ask that the applicant include an addendum Demonstrating how the development can create accessible and safe environments, including addressing crime and disorder and fear of crime'. It is noted that the DAS makes the occasional mention of crime prevention design principles such as natural surveillance and active frontages but, I feel far more is warranted on such a significant development. The creation of a safe and sustainable community should be given consideration. With this in mind, I strongly recommend that any approval for this development is withheld until a supplement to the DAS addressing this requirement is submitted.

Assuming approval is given, and to assist the authority and the applicants in providing as safe a development as possible I make the following observations:

STREET DESIGN AND CHARACTER:

The Das states that: "The built form will be setback from the streets with predominantly limited/ short front gardens and this will help to demarcate between public and private areas at the front of the properties". I have some concerns regarding a lack of defensible space for some properties: The proposed 3.0m front gardens shown on the Primary access Roads afforded good defensible space, However some properties on the secondary and tertiary streets will not be allocated the same. It is proposed that properties on these street could have front gardens depths ranging from 0 to 3m. If defensible space is reduced or removed this will negatively impact on residential privacy and remove ground floor active surveillance, increasing opportunity for crime ASB and raise the fear of crime. Defensible space is used to create a sense of ownership and helps to maintain active frontages, Defensible space should be provided for every plot in some way, shape or form and be at least 1m in depth. This also allies to gable end walls. **I look forward to reviewing this within subsequent reserved matters details**

Rear court parking areas: There are a number unsecured rear parking courts across the proposed development. These features make vehicles and the rear of properties vulnerable, and they often attract ASB. The intention is to reduce the impact of vehicles on the street, but in reality courts are frequently abandoned by residents in favour of parking in front of dwellings. This can lead to neighbour conflicts, parking on footways and access problems for all, including emergency services. Wherever possible, courts should be removed from the parking strategy. If some must

remain, the number and size should be kept to a minimum and they should be made secure as possible. The police's Secured by Design (SBD) scheme provides advice on how to achieve this.

Gable end walls: Inactive frontage of blank gable end wall must be avoided. Where gable end wall do not include an active window they can be prone to unobserved gathering, ball games and graffiti.

Boundary treatments: Where boundary treatments of private rear gardens abut public or semi-private space they should be of sufficient height (at least 1.8m) and 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.

Apartment blocks, the design:

- An access control/entry system must be provided to ensure security for residents and compartmentation 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. Regardless of the option selected, '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.

Proposed School and care home:

At this juncture I would encourage the applicant to incorporate the principles of crime prevention through environmental as described within the Secured by Design (SBD) Guidance document. Details of the guidance documents relating the above development can be found at www.securedbydesign.com (Guidance), (New schools 2014, Homes and commercial).

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 the SBD's New Homes Guide. Achievement of SBD accreditation would also ensure Part Q is satisfied. The authority may wish to condition that the development achieves the physical security standards/principles of SBD as this would ensure Part Q is also achieved.

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

Anne Chalmers | Crime Prevention Design Advisor for Berkshire | Local Policing | Thames Valley Police

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