

From: Carmichael Ian [REDACTED]
Sent: 13 July 2020 08:30
To: GRAY Clare [REDACTED]
Cc: Planning [REDACTED]
Subject: Planning ref: 20/00934/FUL (AMENDMENTS). Land at Rear of The George Inn 5 Sandford Rd Littlemore Oxford OX4 4PU.

FAO: Clare Gray

Dear Clare

Planning ref: 20/00934/FUL (AMENDMENTS). Land at Rear of The George Inn 5 Sandford Rd Littlemore Oxford OX4 4PU.

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

It appears that none of the amendments relate to my previous comments on the application. As I have no additional concerns I simply reproduce these comments below. I hope that you find them of assistance in determining the application.

Regards

Ian Carmichael, CPDA Oxfordshire

Previous comments of 06/05/20:

FAO: Clare Gray

Dear Clare

Planning ref: 20/00934/FUL. Land at Rear of The George Inn 5 Sandford Rd Littlemore Oxford OX4 4PU

Thank you for consulting me on the planning application above. I have reviewed the submitted documents, but unfortunately I have not been able to visit the site.

Although I do not wish to object 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'.
- 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 this omission and to ensure 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:

- To ensure security for future residents I recommend that SBD standards for all doors and ground floor and easily accessible windows are met, and that SBD standards relating to the following advice be incorporated also. Details can be found at;
<https://www.securedbydesign.com/guidance/design-guides>
- The entrance to the site on Sandford Rd is open to casual intrusion and is likely to encourage criminal search behaviour. I am also concerned that the shared access has potential to create conflicts between the residents and patrons of the pub. I recommend that clear and obvious signage is provided, which states that the access is a no through road, that the residential element is private, and that patrons of the pub must not park there. In addition, physical features that prevent vehicular intrusion from the pub parking spaces on to the footway at the side of Plot 1 and in front of the bin store must be provided. The pub parking spaces must also be clearly marked so that residents and their visitors do not use them.
- I could find no reference as to how the development will be lit. Lighting must be provided for the access routes and parking areas, and should conform to SBD recommended standards. Low level lighting should be avoided as it creates hiding places, and pooling and shadowing of light. Pedestrian scale columns would be an appropriate solution in this situation.
- There is very little natural surveillance from any of the dwellings over any part of the access or parking. I recommend that the internal layout of dwellings is revisited with a view to providing more windows of active rooms overlooking these spaces to remedy this situation. Active rooms include living rooms, kitchens and hall ways. Studies, bedrooms, bathrooms/toilets etc. are not considered active. Side elevation windows of active rooms must be provided at Plots 1 and 3 regardless.
- The landscaping scheme should ensure that natural surveillance throughout the development and to/from dwellings is not compromised. In addition, I am concerned that some trees may impinge upon 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. In addition, the proposed hedges should either be maintained at, or be of a species with a final growth height of no more than 1m, and trees should be of a clear stemmed variety with crowns that do not encroach below 2m.
- The access gates to the rear gardens of Plots 4 and 6 and the communal one for Plots 7 and 8 are not positioned as close to the front building line as possible. I recommend that this is

remedied to remove the problematic recesses that will be created otherwise. In addition, it is recommended that all access gates to rear gardens (including communal ones) should be; robust, of the same height as adjacent boundary treatments, self-closing, have anti-lift hinges and be key operated from both sides.

- Where new boundary treatments are provided (particularly where they abut the public realm), they should be at least 1.8m high and be topped with a feature that deters climbing.
- Utility meters should be provided where access can be gained without entering private spaces or dwellings. Alternatively, smart meters that can be read remotely could be employed.
- 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 Secured by Design's (SBD) New Homes Guide. Attachment of the requested condition for SBD accreditation 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 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

Crime Prevention Design Advisor | Oxfordshire | Local Policing | Thames Valley Police

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