



Daniel Washington C2010
Designing Out Crime Officer

Thames Valley Police
Headquarters South
Oxford Road
Kidlington
OX5 2NX

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Reference: PL/24/0958

Location: 2 Norman Place, Reading, RG1 8DA

Dear Jonathan,

Thank you for consulting Thames Valley Police in relation to the above planning application. I have reviewed the submitted documents and crime statistics for the area.

The following comments are provided to ensure the application meets the requirements of;

- The National Planning Policy Framework 2023 paragraph 96(b); which states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...
- The National Planning Policy Framework 2023, paragraph 135(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".
- Local Plan policy CC7: Design and the Public Realm, which states that developments will be assessed to ensure that they (inter alia) "Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion"
- Local Plan policy CC8: Safeguarding Amenity which states development "will not cause... unacceptable living conditions for new residential properties in terms of (inter alia) Crime and Safety.

I have significant concerns with the proposed development from a designing out crime perspective and request that the following matters are considered and any necessary revisions undertaken to the scheme to address the issues prior to the determination of the application

An Access and Security Strategy should be prepared and submitted prior to the determination of the application. It is considered that this is likely to indicate the requirement for revisions to the scheme to make the development appropriately secure. The Access and Security Strategy should include:

- **Access Control Features:** A concierge service is mentioned. However, multiple

entrances are proposed and I am not clear if the concierge service will be available on each entrance. The main entrance area at the front of the site is very large and concierge should have control and clear sight over the entrance into the building to monitor the entrance. There should be secure access control from the doorways leading from the communal entrance area to the apartments, and detail of this and how this is controlled should be provided. Confirmation of how postage and deliveries will be managed should also be provided.

- **Compartmentation:** The scheme is very large and at present it appears that once within the building, access can be gained to all areas. Consideration needs to be given to ensure that access is only provided to the areas of the development that are required, by each resident. This not only limits the impact of any breaches of access into any parts of the building, it also recognises that not all crimes are committed by those external to the building.

There are various elements to the current design that are likely to make compartmentation of the building difficult:

- As far as I can see, only one central large bike store is proposed and therefore providing access to this will mean building cannot be compartmentalised.
- Providing access to the roof terrace for all residents
- Access to the Car parking area

There appears to be 3 communal entrances to the apartments and all appear to be linked so that they each provide access to the whole apartment complex. Given the scale of the development, consideration needs to be given to the compartmentation of entrances so that a limited number of apartments can be accessed from each entrance.

Merged cores should be avoided. Merged cores provide excessive permeability through the development, undermining access controls and creating a circular movement within the development which is beneficial to crime and anti-social behaviour. Access controls to ensure that a second core is only available in times of emergency should be considered.

- **Car Parking:** Only 18 car parking spaces are proposed to serve the whole development. It is noted that the entrance to the car park is proposed to be gated. However, further information needs to be provided with regards to the proposed management and security of these spaces to ensure spaces are not misused and minimise the potential for disputes to occur between residents.
- **CCTV and Lighting:** Details of the proposed specification and location of CCTV should be provided and should be considered with lighting to ensure they are compatible.
- **Specification of Windows and Doors:** Windows and doors need to be suitably robust and have the appropriate level of security in accordance with its function. For example communal entrance doors should be to the minimum standard of LPS1175 Issue 8 Security Rating B3+.

From a counter terrorism perspective the use of laminated glazing is recommended for new builds as 95% of all injuries in a blast are caused by flying glass. In addition to limiting injury to those within a building and members of the public outside, laminated glass can also reduce the amount of time during which a building may need to be closed for repair in the event of a blast. There are also environmental advantages as installing laminated glass can assist in reducing the carbon footprint and energy consumption.

Given the scale and location of this development, laminated glazing should be used. The following guidance should be followed when specifying the glazing for this development. <https://www.npsa.gov.uk/system/files/documents/measures-to-improve-the-blast-resistance-of-glazing.pdf>

Access control measures should follow the guidance set out in Secured by Design Homes Guide 2024 (Section 29 provides guidance on access control and additional security requirements for buildings containing multiple dwellings).

The above comments are made on behalf of Thames Valley Police and relate to designing out crime 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.

Yours Sincerely,

Dan Washington | Designing Out Crime Officer