



Daniel Washington C2010
Designing Out Crime Officer

Thames Valley Police
Headquarters South
Oxford Road
Kidlington
OX5 2NX

29 July 2025

Reference: PL/24/1155

Location: John Lewis Customer Collection Point, Crossland Road, Reading, RG1 2HT

Dear Mr Scholes,

Thank you for consulting Thames Valley Police in relation to the revised plans submission for the above application. I have reviewed the submitted documents and crime statistics for the area and the following comments are provided to ensure the application meets the requirements of the National Planning Policy Framework 2024 (NPPF), which states:

“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” (Paragraph 135(f), NPPF).

Unfortunately, I cannot see that all the issues that I raised in my letter of 30th October 2024 have been specifically addressed by the changes made to the scheme. Whilst some of the proposed changes are an improvement to the previous layout of the development, concern remains from a designing out crime perspective. I provide my comments below under the same headings as my original response:

Access Into Apartment Building

The changes made to the ground floor layout of the building are noted. It is appreciated that many of the ground floor rooms area required, and many will need independent external access. However, the number of external doorsets (not including doorsets on to the garden area) appears to have increased compared to the original submitted scheme. The tank room and two refuse stores have two sets of double leaf doors each and it is not clear why this is necessary. This should be justified. Generally, the number of external doorsets should be reviewed and minimised as far as possible.

Public Access to Garden

The proposed rear open space area is described in the submitted Design and Access Statement Addendum as a *“private communal landscape garden”* and that *“managed access for these spaces will be provided to local community groups”*. On this basis it is assumed that the gates shown into the garden areas from Crossland Road will be locked and access

through these gates managed and only provided to those that require it. Generally, residents should only have access to the garden from the building, which will reduce the potential for any security breaches in relation to the boundary gates. This, together with the management of access for local community groups, should be confirmed as part of an Access and Security Strategy (see below).

I cannot find any detail about the height of the surrounding boundary treatment and this should be confirmed to ensure that there is an appropriately secure boundary.

Active Frontages

Active frontages at ground floor level remain extremely limited and my concern with the blank ground floor frontages remain. It is appreciated that there are a number of inactive, windowless rooms that have to be located at ground floor. However, it still appears to be possible to locate some of the active communal rooms (Community room? Lounge? Dining?) in locations which are not solely inward facing and provide some natural surveillance of the public realm.

Security Strategy

I cannot find the additional information requested in relation to the security strategy for the proposed development. An Access and Security Strategy can be conditioned. However, there may be issues that require changes to the scheme (such as achieving effective compartmentation), so this should be considered at the planning stage.

The Access and Security Strategy should include the information specified in my previous response. With regards to specification of windows and doors, it should be noted that the updated Secured By Design Residential Guide 2025 states that communal entrance doorsets should be to LPS1175 Issues 8 SR A3 or equivalent. If to PAS 24, to ensure the door sets meet the individual standards for both physical security and durability, the door sets should also meet the durability standards of BS 6375. BS 6375 offers a number of classes based on level of usage and therefore a tested number of activations.

As noted above, the Access and Security Strategy should also include details of access controls to the private communal gardens and how access to local community groups will be managed.

As a general point, and for any future specification for the development, I would recommend the applicant consults the guidance provided by Secured by Design Residential Guide 2025.

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 me.

Yours Sincerely,

Dan Washington | Designing Out Crime Officer