



Daniel Washington C2010
Designing Out Crime Officer

Thames Valley Police
Headquarters South
Oxford Road
Kidlington
OX5 2NX

12 June 2026

Reference: PL/26/0666

Location: 70 WHITLEY STREET, READING, RG2 0EQ

Dear Anthony,

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 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).

I have a number of fundamental concerns with the proposed development and therefore must submit an **Objection**. The proposed issues with the scheme from a designing out crime perspective are as follows:

- The development would be accessed via a narrow, insecure alleyway which otherwise serves the back of neighbouring properties. Whilst the alleyway may be “established” as stated in the submitted planning statement, open rear access footpaths are considered poor forms of development from a designing out crime perspective as they lack surveillance and introduce access to vulnerable rear boundaries. The proposed development would formalise the use of this space and may prevent opportunities for future improvements in the area in the form of gating.
- The issue of the access via the rear access alleyway is exacerbated by the proposed high boundary treatment. This will mean that the development provides no overlooking of the alleyway, thus continuing the issue of no active surveillance in this area, and creating blank, defensive edges, worsening feelings of safety. It is appreciated that the high boundary may be considered necessary for the security of the proposed dwellings, but a layered approach to boundary security would be more appropriate here, including railings and defensive planting. This would provide visual permeability whilst establishing defensible space. However, it does not appear that there is sufficient space for this to be provided.
- The layout of the development is also an issue from a designing out crime

perspective. The arrangement of having entrances on the side elevations would provide open access to the rear of the site and mean that the entrances are not visible from the alley. Bedrooms at the front of the site would offer no active surveillance of the alley (notwithstanding the issue of the boundary treatment already discussed)

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