

Oliver Hoban

From: Hunton, Andrew
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To: Development Control
Subject: Residential Development, Former Marchon Chemical Factory, High Road - Additional Detail

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FAO Nick Hayhurst

Many thanks for your re-consultation on this proposal.

I wish to offer these comments, which I have considered from a crime prevention perspective. I refer to my previous response dated 19th December 2023 under this reference, in which I raised several issues regarding the security of this development, mainly to areas that lacked supervision and surveillance from the dwellings.

Housetypes for Unit 5 and 6 have since been amended – now Kingley and Burnham. But both types exhibit blank gable elevations and so still cannot provide views towards the adjacent communal space.

With the revised layout and re-numbering of Units, casual supervision of car parking spaces is improved. However, spaces for Units 54 and 55 lack ownership, being positioned to the rear of their respective dwellings and out of direct view.

The comments in the revised Design and access statement are noted and welcomed:

“Pedestrian and Cycle Routes Run through green corridors and open spaces, including enhanced access to the Wagon Way. Minimum 3m width for shared pedestrian/cycle paths, with lighting and wayfinding as appropriate.....

All streets designed to comply with Manual for Streets and adoptable standards, with emphasis on human-scaled environments and safety...”

I repeat my recommendations regarding dwelling physical security:

- All exterior doors (including patio and bi-fold doorsets) and ground floor (and vulnerable) windows certified to PAS 24:2022, incorporating a pane of laminated glazing (BS EN 356:2000) as appropriate
- Garage physical security – I recommend the incorporation of vehicle entry doors certified to LPS 1175, LPS 2081 or STS 202:2021

Emerging crime risks

Item 5 (Design Principles) of the Design and Access Statement implies the incorporation of sustainable energy technology. This invariably takes the form of air source heat pumps, photo voltaic panels and electric vehicle charging facilities.

Crime trends occurring nationally include the theft of these items – invariably during the construction stage, prior to occupation.

I therefore recommend the deployment of a proprietary Property Marking product (e.g. a covert forensic fluid) to uniquely identify true ownership of this equipment. Consideration must also be given to the deployment of lockable cages for ground mounted components.

I shall be pleased to discuss any crime prevention queries arising from this application.

Best regards

Andy Hunton
Designing Out Crime Officer

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