



Daniel Washington C2010
Designing Out Crime Officer

Thames Valley Police
Headquarters South
Oxford Road
Kidlington
OX5 2NX

25 March 2025

Reference: 250415

Location: Shinfield Park Whitley Wood Lane Shinfield Wokingham RG2 9FW

Dear Sir or Madam,

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 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 2024, 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".

The Security Strategy within the Design and Access Statement is noted and provides information to demonstrate that the overall security of the development has been considered. However, the Security Strategy does not provide a lot of detail and I am not clear on the security arrangements or strategy for a number of elements of the scheme. I therefore request that further information/revised plans are provided on the below prior to the determination of the application to ensure that the development is appropriately secure and any required amendments to the scheme can be considered.

Security Fencing

I am not clear on the rationale for the heights (and type) of fencing in different locations around the proposed development.

The 2.4m high paladin fencing surrounding the service yards is noted. However, security fencing is not continued around other areas of the buildings. The blank side and rear elevations of buildings therefore appear to be easily accessible. Blank frontages with windowless service doorways (which appears to be proposed on all units) can present the opportunity for crimes such as graffiti, burglary and antisocial behaviour, together with inappropriate loitering. It is appreciated that blank elevations on buildings such as those proposed are difficult to avoid. Therefore, the elevation should have additional protection

in the form of fencing which will also provide additional security for the service doorways. It is recommended that this is paladin fencing to match the service yards and at least to 2m in height.

Paladin fence details have been provided with the application (Plan 00301 P01). The plan references BS 1722-10:2006. However it is understood that this British Standard has been withdrawn and replaced with BS 1722-10:2019. In any case, I would recommend that for security specification the applicant follows the guidance provided by Secured by Design Non-Residential Guide 2025 which suggests security fencing should be to LPS Issue 8 B3 or equivalent.

Additionally, if there is sufficient space, defensive planting should be provided, to a depth of 1m around the outside of the fencing. This should be a thorny species, such as hawthorn and will provide an additional layer of security by restricting easy access to the fence boundary. Obviously, any planting provided should not provide a climbing aid over the security fencing.

Vehicle Barriers to Parking Areas

It is also recommended that the staff/visitor parking areas have vehicle barriers at their entrances which can be closed outside of normal working hours – this will then prevent unwarranted use of the car parks out of hours.

Bin Stores

No separate bin stores are proposed as part of the scheme. It is therefore assumed that bins will be stored with the units, but this should be confirmed. If external bin storage is required, bins should be retained in a lockable roofed store, set apart from the main building and the containers themselves fitted with lockable lids. Once end users are known, further advice may be needed from the appropriate fire authority with regards to appropriate stand-off distances etc and additional facilities provided. However, in general, combustible materials should not be stored within 10 metres of the building (Section 93 Secured by Design Non-residential Guide)

Access in to Open Space

Areas of green space adjoining the access road must have sufficient landscaping and/or design features to prevent unauthorised vehicle incursion. From the landscaping scheme, I am not clear that this has been achieved.

In addition to the above, the following are some points of detail that have not been covered within the Security Strategy which should be considered should planning permission be granted:

- From the submitted plans it appears that there are some significant changes of levels in places and therefore the height of security fencing will need to reflect this to ensure that there are no weak points along the boundaries where access could be gained.
- It is noted that a gate is proposed for the remote car park to the north of the site. It is not clear how this will be managed and who will be responsible for ensuring that this gate is locked out of hours/when the car park is not in use.
- It is noted CCTV is proposed for all units. It is recommended that an operational requirements study is prepared to help inform the type, location, monitoring and

management of the system

- Access controls for each building will need to be considered and may well need different approaches for each unit. Any scheme will need to give consideration of how access for visitors, postage and deliveries is controlled.

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 Non-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 faithfully,

Dan Washington | Designing Out Crime Officer