

08/06194



"Clare Michael"  
<Michael.Clare@thamesvalley.pnn.police.uk>  
04/06/2008 10:05

To <Robert\_Harrison@wycombe.gov.uk>,  
<public.access.comments@wycombe.gov.uk>  
cc  
bcc

Subject Furlong Road Bourne End 010107 to 040608 for council without house numbers.xls

Dear Mr Harrison,

Thank you for consulting me with regard to the above application for 15 flats. My comments are:

1. I have attached an excel spreadsheet showing the crimes that have been reported to police for Furlong Road, between 1st January 2007 to 4th June 2008. As can be seen vehicle crime and burglaries do occur.
2. The pedal cycle parking is exposed.  
The need to promote sustainable transport also includes the need to ensure secure storage of cycles and protection from the weather especially at cold times of the year to encourage their use. I would therefore recommend a secure roofed building with a light fitted inside and the door fitted with a lock which should be equal to or exceed BS 3621. However this should be small in size and in an area where residents have natural surveillance over from active windows, but not create hidden areas behind. (Similar to vehicle parking requirements).
3. The vehicle parking is remote and thus exposes parked vehicles to the potential for crime. Quoting from 'Safer Places – The planning system and Crime Prevention' – Parked cars can be particularly vulnerable to crime and, unless they are in a private garage must be overlooked. The most secure place to park a car is in a home's garage, usually followed by a driveway (preferably behind gates). If there is no in-curtilage parking, parking should be provided where cars can be seen. This could mean on-street parking, which benefits from overlooking but leaves cars more vulnerable to opportunistic crime and vandalism. A further alternative is parking courtyards, but courtyard parking that is not adequately overlooked by capable guardians should be avoided. Courtyard parking should be small in size and close to the owners' homes. Notwithstanding the need for natural surveillance, a single, gated narrow entrance will make car crime more difficult.

Quoting from 'By Design Better Places To Live' – Communal parking in courtyards has gained a bad reputation because of inadequately designed parking courts from the 1960's and 1970's, usually located away from housing and therefore lacking surveillance. But more recently it has been shown that secure rear Courtyards can be a useful addition to dedicated spaces in front of dwellings. Courtyards that work well exhibit three main characteristics:

- a. They are not car parks but places which have parking in them;
- b. They are overlooked by adjoining houses, or by buildings entered from the parking area;
- c. They normally include at most ten parking spaces. If there are more spaces the courtyard layout should be broken up.

4. There is no mention in the DAS regarding access control for the communal entrances to the flats.

I would ask that access control is fitted to the communal entrance doors of the flats and that this is conditioned, if planning approval is given.

The communal entrances to blocks of flats should form a line of defence acting as a physical barrier to access for outsiders and should be fitted with an access control system. This may be a PAC entry system, a door entry phone system and electrical lock release or a combination of these. Where there are 8 or more dwellings off a communal entrance door then there should be CCTV/visual door entry phone system so that residents can visually check who is calling on them, because it is unrealistic for residents to go to the communal entrance door to verify who is calling and thus bogus callers are kept out. Communal door entry systems prevent casual intrusion by offenders into the block, where they can break into unoccupied flats during the day without being seen and act as a line of defence against bogus callers.

I hope the above is of help.

**Mr Michael Clare**

Crime Prevention Design Adviser for Mid & South Bucks

Thames Valley Police

124, Bath Road

Taplow

Nr. Maidenhead

SL6 0NX

Tel:-01628 601554    Mobile:- 07970 219387

E-mail:- [michael.clare@thamesvalley.pnn.police.uk](mailto:michael.clare@thamesvalley.pnn.police.uk)

Visit the '**Secured By Design**' web site for CPDA contact details, design guides, licence holders & application forms: [www.securedbydesign.com](http://www.securedbydesign.com)



Think before you print. Do you really need a paper copy of this email.



Furlong Road Bourne End 010107 to 040608 for council without house numbers.xls

GF3102102/08	Burglary In A Dwelling	28/05/2008	31/05/2008			FURLONG ROAD	BOURNE END
GF3038709/08	Theft Not Classified Elsewhere	28/02/2008	28/02/2008	08:30	09:30	FURLONG ROAD	BOURNE END
GF3038433/08	Burglary In A Dwelling	27/02/2008	27/02/2008			FURLONG ROAD	BOURNE END
GF3038489/08	Burglary In A Dwelling	27/02/2008	27/02/2008			FURLONG ROAD	BOURNE END
GF3029958/08	Burglary Other Than In A Dwelling	14/02/2008	14/02/2008			FURLONG ROAD	BOURNE END
GF3030139/08	Burglary Other Than In A Dwelling	14/02/2008	14/02/2008	19:50	19:50	FURLONG ROAD	BOURNE END
GF9852705/07	Burglary In A Dwelling	23/11/2007	24/11/2007	14:00	14:00	FURLONG ROAD	BOURNE END
GF9850500/07	Criminal Damage - Other	20/11/2007	20/11/2007			FURLONG ROAD	BOURNE END
GF9845952/07	Theft From Vehicle	14/11/2007	14/11/2007	10:50	10:55	FURLONG ROAD	BOURNE END
GF9842367/07	Criminal Damage To Vehicles	08/11/2007	09/11/2007	19:00	08:00	FURLONG ROAD	BOURNE END
GF9838685/07	Criminal Damage To Vehicles	03/11/2007	03/11/2007	20:20	20:20	FURLONG ROAD	BOURNE END
GF9813685/07	Theft From Vehicle	27/09/2007	28/09/2007	14:00	16:00	FURLONG ROAD	BOURNE END
GF9799958/07	Theft From Vehicle	07/09/2007	08/09/2007	17:00	07:00	FURLONG ROAD	BOURNE END
GF9791948/07	Burglary Other Than In A Dwelling	25/08/2007	27/08/2007	12:00	16:15	FURLONG ROAD	BOURNE END
GF9791506/07	Burglary In A Dwelling	27/08/2007	27/08/2007	03:50	03:55	FURLONG ROAD	BOURNE END
GF9788443/07	Burglary In A Dwelling - Distraction	22/08/2007	22/08/2007	19:45	20:00	FURLONG ROAD	BOURNE END
GF9787200/07	Theft From Vehicle	20/08/2007	20/08/2007	08:30	19:30	FURLONG ROAD	BOURNE END
GF9774012/07	Arson	31/07/2007	31/07/2007	01:25		FURLONG ROAD	BOURNE END
GF9743189/07	Theft Not Classified Elsewhere	15/06/2007	15/06/2007	08:00	13:00	FURLONG ROAD	BOURNE END
GF9732803/07	Theft Or Unauthorised Taking Of Motor Vehi	01/06/2007	04/06/2007	16:00	08:15	FURLONG ROAD	BOURNE END
GF9788187/07	Vehicle Interference	01/06/2007	04/06/2007	16:00	08:15	THE COURTYARD,	BOURNE END
GF9713548/07	Theft Not Classified Elsewhere	06/05/2007	06/05/2007	12:00	20:30	FURLONG ROAD	BOURNE END
GF9677127/07	Vehicle Interference	16/03/2007	16/03/2007	16:30	18:30	FURLONG ROAD	BOURNE END
GF9676078/07	Burglary Other Than In A Dwelling	14/03/2007	15/03/2007			FURLONG ROAD	BOURNE END
GF9660692/07	Theft From Vehicle	22/02/2007	22/02/2007	11:15		FURLONG ROAD	BOURNE END