

Woking Borough Council
Civic Offices
Planning
Gloucester Square
Woking
Surrey
GU21 6YL



Your **PLAN/2020/0568** Our Ref: WG/WO/PLAN/2020/0568/A Date: 27th July 2020
Contact Name: Mike Jones Tel: 01483 639508 Direct Dial No: 01483 636626

Dear Brooke Bougnague

Re: PLAN/2020/0568

Thank you for your correspondence of 6th July 2020, advising me of this Full Planning Application

Demolition of all existing buildings and redevelopment of the site for a phased mixed-use scheme, comprising 965 residential units (Class C3), communal residential and operational spaces, commercial uses (Classes A1/A2/A3/A4/B1/D1/D2) at ground floor and homeless shelter (sui generis) within 5 blocks of varying heights of between 9 and 40 storeys (plus rooftop amenity) to the north and south sides of the site together with soft and hard landscaping including public realm works, highway alterations to Goldsworth Road, car parking, cycle parking, bin storage, ancillary facilities and plant (Environmental Statement submitted).

Location: Land To The North And South Of, Goldsworth Road, Woking, Surrey, GU21 6JT
Letter Reference: DC/WBC/QD1O6URU02X02

I have had the opportunity to examine the detail within the application and have been given an overview of the project by the developers. There is insufficient information contained in the application for me to fully assess the security of the development. However in an attempt to reduce the opportunity for crime and the fear of crime and in the interest of creating safer, sustainable communities, I would seek that planning condition, as follows:

1. That the applicant applies for and achieves the **Secured by Design** Gold Award.
2. That the parking area to achieves '**Park Mark**' Accreditation.
3. That the Public Realm areas are developed in consultation with the Surrey Police Design Out Crime Officers and the Counter Terrorism Security Advisor.
4. We would welcome continued engagement with the developers to facilitate the Secured by Design application process.

In support of the above, see the following extracts from the Woking Development Management Policies DPD:

'Good quality public realm can contribute to a reduction in the fear of crime' **DM17 6.5**
'New development in the borough will be well designed....to encourage the high quality of buildings, neighbourhoods and the public realm that creates a sense of place where people feel safe to spend their time and interact without the fear of crime' **App 3 Monitoring Framework Para 4 .8**

Supporting recommendations are also contained within the Home Office publication 'The National Planning Policy Framework' (NPPF) which underpins guidance to ensure crime and disorder or the fear of crime does not undermine quality of life or community cohesion.

National Planning Policy Framework

Promoting healthy and safe communities:

Paragraph 91

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.

Achieving well-designed places:

Paragraph 127

Planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Secured by Design

SbD is a police-owned organisation, which works on behalf of the Police Service throughout the UK to deliver a wide range of crime prevention and demand reduction initiatives.

SbD plays a significant crime prevention role in the planning process to design out crime in a wide range of building sectors. It has achieved some significant success including one million homes built to SbD standards with reductions in crime of up to 87%. It supports the National Planning Policy Framework (NPPF) and underpins the above aims. The SbD scheme can be viewed at: www.securedbydesign.com

SbD has many partner organisations, ranging from the Home Office, Ministry of Housing, Communities & Local Government and the Police Service, through to local authorities, housing associations, developers and manufacturers. SbD works closely with standards and certification bodies to ensure that their publicly available standards actually meet the needs of the police and public alike.

The police design out crime service is free of any charge, and as the local point of contact I am available to meet the applicant to discuss security and the benefits of designing out crime.

Mike Jones

Designing Out Crime Officer

Surrey Police