

secured on site by a planning condition and off site by the signing of a section 106 legal agreement. As indicated in paragraph 5.19, a future maintenance scheme will be required for all new planting.

- 5.21 Applications for the development of a site which include trees with a TPO, or the development of a site which includes trees and is in a conservation area will need to be accompanied by a tree survey indicating the accurate position, species, height, stem girth (measured as a diameter mm at 1.4m height) and crown spread (measured preferably as four radius measures on the four compass points). Plans for new development should retain appropriately protected trees and be supported by a landscaping scheme, as indicated in Policy EN3.

#### **Policy EN4 (Protection of Trees)**

**Development will not be permitted if it would damage or destroy one or more trees which are protected by their tree preservation order designation or because they are located in a conservation area, unless:**

- a) it would be in the interests of good arboricultural practice and/or**
- b) the desirability of the proposed development outweighs the amenity value of the protected trees.**

**If the removal of one or more trees is permitted as part of a development, an equivalent number or more new trees, of similar or appropriate size and species, must be planted in the location, or as near to the location, of the removed trees, in the next available planting season. A scheme for the subsequent maintenance and retention of the proposed planting must be established.**

#### **Crime Prevention**

- 5.22 A reduction in the fear of crime is an important priority of the Borough Council and can contribute towards improving the image of Slough and regenerating the local economy as well as greater peace of mind for its residents. The Council has, therefore, undertaken a number of initiatives including the introduction of closed circuit television (CCTV) and a forthcoming community safety strategy as a result of the Crime and Disorder Bill, which is a statutory requirement. The Bill will generate a working partnership between the Council and the Police Authority, together with co-operative groups like the Probation and Health Authority. This concerted approach will enable better co-ordination of community safety and enhance the success of crime reduction in real qualitative terms.
- 5.23 The Council also has an obligation, as the Local Planning Authority, to promote crime prevention techniques through the control of the design of the built environment. Crime prevention is a material consideration which can be taken into account when planning applications are considered. The Police Architectural Liaison Manual provides useful advice on layout and design, though this should be read in conjunction with other policies contained within the Local Plan and the Borough Council's Development Control Guidelines. Developers should take account of crime prevention when preparing development proposals in order to prevent opportunities for criminal activity and reduce both the fear of crime and the potential for anti-social behaviour.
- 5.24 Once a development has been completed, the main opportunity to incorporate crime prevention measures will have been lost. Where there is potential to reduce crime, developers should incorporate such means within development proposals. Crime

prevention measures should also be included within any pre-application discussions addressing design issues.

- 5.25 The degree to which crime prevention is incorporated within development proposals will vary from site to site. There should be a balanced approach to design which attempts to reconcile the visual quality of a development with the need for crime prevention; for example, the use of barbed wire on top of gates or fences is not appropriate. Crime prevention objectives must also be reconciled with other objectives, such as sustainable transport objectives; for example, cycle tracks and bus stops should be well lit, and cycle racks should have natural surveillance.

#### **Policy EN5 (Design and Crime Prevention)**

**All development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour. Planning permission will not be granted unless all the following criteria have been adequately considered in drawing up a scheme:**

- a) limited number of access points;**
- b) provision of secure boundaries such as fences, walls or landscaping around private and public spaces;**
- c) well lit external areas subject to maximum natural surveillance without any potential hiding areas;**
- d) use of suitably robust materials; and**
- e) use of defensive landscaping to deter intruders.**

#### **Telecommunications**

- 5.26 Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy. The purpose of the Local Plan policies are to ensure that all of the various telecommunications services can be provided in a way which minimises their impact upon the environment and prevents any loss of amenity. Guidance on dealing with telecommunications equipment is contained within PPG8 - Telecommunications (1992).
- 5.27 It is recognised that large new buildings and other structures can impede the reception of television and other signals thus affecting commercial activities and the interests of local residents. The possibility of such interference can be a material planning consideration which needs to be taken into account in determining planning applications for major developments.
- 5.28 The potential for interference with television signals can be reduced by the careful siting of large new buildings and by the control of their height, mass, and use of materials and orientation in relation to any local television transmitter. If it is clear that there will still be a significant problem, developers will be required to take other remedial measures such as the provision of a television relay system.

#### **Policy EN6 (Interference with Telecommunication Signals)**

**All large buildings or structures will only be permitted if they are designed in such a way so as to reduce the potential for interference with telecommunications signals. Where it is anticipated that disruption to**