



**Kevin Cox C1650**

Designing Out Crime Officer  
Thames Valley Police  
Headquarters South  
Oxford Road  
Kidlington  
OX5 2NX

01 July 2024

**Reference: 23/02715/REM**

**Location: Land North Of Bicester Avenue Garden Centre, Oxford Road, Bicester**

Dear Tom,

Thank you for re-consulting me on the above application. I have reviewed the amendments submitted. I maintain some concerns with the proposals in terms of the potential for crime and disorder, and whilst I do not object to this application, I ask that further information is provided and plans amended prior to permission being granted. In order to ensure all opportunities are taken to design out crime from the outset, and to ensure all areas of the development are sufficiently secured to reduce the opportunities for crime and disorder to occur, I ask that the following or similarly worded condition be placed upon any approval;

**Condition 1:**

***Prior to commencement of development, an application shall be made for Secured by Design accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the authority.***

**Condition 2:**

***Prior to commencement of development, details of a proposed external lighting scheme shall be submitted to the local planning authority. The scheme shall set out the steps that will be taken to ensure that external lighting, including zonal/security lighting and column lighting within parking courts promotes a secure environment.***

**Landscaping**

I am unable to locate an updated hard/soft landscaping plan following amendments to the site layout including vehicular/pedestrian entrances, and ask that this is provided prior to permission being granted.

## **Parking**

*I repeat my previous advice as follows;*

- All parking spaces should be covered by CCTV to deter crime and aid in the detection and prosecution of offenders. Lighting should be provided to facilitate surveillance and illuminate the entire car park during any hours of use. CCTV systems should be designed holistically with the planting and lighting scheme to ensure no areas of conflict between these different elements.
- The car parks may be vulnerable to ASB and unauthorised encampments, and the proposed vehicle barrier should be sufficiently robust to prevent unauthorised access to the car park outside of operating hours.
- The connective footpath running through the centre of the car park introduces vulnerability, providing unhindered access into the car park a sufficient distance away from the occupied building that people may do so unobserved. To minimise opportunities for casual intrusion and theft, I recommend an access controlled gate is added to the northern entrance to prevent unauthorised access.

## **Bin and cycle stores**

*I repeat my previous advice as follows;*

- Cycle storage facilities should be covered by CCTV and be lit.
- Depending on the nature of waste being stored, it may be necessary for the bin stores to have enhanced security secured to LPS 1175 SR2/B3. Enclosures should be fully covered by CCTV.

## **Postal deliveries**

*I repeat my previous advice as follows;*

- It is unclear from plans how post deliveries will be managed outside of the buildings opening hours. All buildings should facilitate postal deliveries either via secure external post boxes certificated to DHF TS009, or via through-the-wall post boxes into a container also rated to protect against arson attacks.

## **Lighting**

*I repeat my previous advice as follows;*

- I am unable to locate any lighting plans within this application, and ask that they are provided prior to permission being granted or secured via the above or similarly worded condition. Lighting throughout the development should meet the general standards of BS5489-1:2020. Bollard lighting used in isolation is not an appropriate lighting method, and should be avoided. Not only can they be damaged by reversing vehicles and vulnerable to criminal damage, more critically they do not provide sufficient light at the right height to aid facial recognition and

reduce the fear of crime. It also does not deter crime and antisocial behaviour.

The above comments are made on behalf of Thames Valley Police and relate to crime prevention design 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 myself.

Kind regards, Kevin Cox.