

Rachel Tibbetts

From: Carmichael Ian <Ian.Carmichael@thamesvalley.pnn.police.uk>
Sent: 13 March 2020 13:33
To: Matthew Chadwick
Cc: Planning
Subject: Planning Ref: 19/02796/F (AMENDMENTS). Recreation Ground, MUGA and Pavilion. OS Parcels 3309 and 4319 Adjoining and North of Milton Rd Adderbury.

FAO: Matthew Chadwick

Dear Matthew

Planning Ref: 19/02796/F (AMENDMENTS). Recreation Ground, MUGA and Pavilion. OS Parcels 3309 and 4319 Adjoining and North of Milton Rd Adderbury.

Thank you for consulting me on the amendments to the planning application above. I have reviewed the submitted documents.

I was very pleased to see that some of my previous advice (reproduced below) has been incorporated by the applicants and I commend them for taking this proactive approach.

I also note that the Design and Access Statement now says that the intension is to ensure the development meets Secured by Design (SBD) requirements. However, this does still fall slightly short of stating that the proposals will achieve SBD accreditation. To address this, I suggest that the applicants contact myself or SBD direct at their earliest convenience so that we can assist in the SBD application process (and address some of the observations from my original response not yet covered).

In addition, I also repeat my request to the authority for attachment of a condition requiring the applicants to achieve SBD accreditation.

I hope that you find these additional comments of assistance in determining the application and if you or the applicants have any queries relating to crime prevention design prior to determination, please do not hesitate to contact me.

Regards

Ian Carmichael, CPDA Oxon.

FAO: Matthew Chadwick

Dear Matthew

Planning Ref: 19/02796/F. Recreation Ground, MUGA and Pavilion. OS Parcels 3309 and 4319 Adjoining and North of Milton Rd Adderbury.

Thank you for consulting me on the planning application above. I have analysed crime data, consulted police colleagues, reviewed the submitted documents and visited the site.

Although I do not wish to object to the proposals, I do have some concerns in relation to community safety/crime prevention design. If these are not addressed I feel that the development may not meet the requirements of;

- The National Planning Policy Framework 2018, Section 12 'Achieving well-designed places', point 127 (part 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'. And;

- HMCLG's Planning Practice Guidance on 'Design', which states that; 'Although design is only part of the planning process it can affect a range of objectives... Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered: safe, connected and efficient streets... crime prevention... security measures... cohesive & vibrant neighbourhoods.'

In addition, it appears that the Design and Access Statement (DAS) does not adequately address crime and disorder as required by CABE's 'Design & Access Statements- How to write, read and use them'. This states that DAS' should; 'Demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime'.

Therefore, to address this omission and to ensure that the opportunity to design out crime is not missed I request that the following (or a similarly worded) condition be placed upon any approval for this application;

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.

With the above in mind, I offer the following advice in the hope that it will assist the authority and applicants in creating a safer and more sustainable development, should approval be granted:

- I recommend that the pedestrian access route from Milton Rd be moved so that it is combined with the vehicular access. Its proposed position is segregated, remote and hidden from view, all of which could make users vulnerable and create opportunities for criminals.
- Measures to prevent vehicles getting onto the open spaces and pedestrian routes must be provided to stop casual intrusion and/or intentional criminal damage.
- There is an intention to light the parking area with low level bollards. This form of lighting should be avoided in almost all situations as it creates hiding places, and pooling and shadowing of light. It generally feels less safe and can increase the fear of crime. I recommend that pedestrian scale columns are provided instead. Lighting is vital in helping prevent crime and anti-social behaviour (ASB), and assisting police in the identification of offenders. Police recommended standards on uniformity and colour rendition should be provided whenever possible and a suitably qualified lighting engineer should be able to create a scheme that provides these standards whilst reducing light pollution.
- External lighting for the building is to be provided at each access point. This should be operated by switched, photoelectric cell and operate from dusk till dawn. Passive Infrared (PIR) motion detection sensors should not be used unless as part of a two-stage, energy saving system as they can cause annoyance and conflict.
- I assume that the cycle spaces proposed at the front to the building are for visitors and not for employee use. Storage for the latter should be provided either within the building fabric or in a secure unit to SBD standards. Also, the position of the proposed Sheffield Hoops does not have good levels of natural surveillance as stated in the DAS. I recommend that they are moved to a location that is well overlooked from the building and/or playing fields so that visitors can see their cycles from within.
- I could see no reference to the provision of refuge storage. If it is proposed within the building envelope then it should be identified and, if not then the intended location of a secure store should be provided and assessed prior to approval as these features are often a target for arsonists.
- The recessed entrance to the pavilion and the covered external terrace concern me as such areas are often used as impromptu youth shelters and can attract ASB as well as conceal other criminal activity. I recommend these covered areas are designed out. In addition, I suggest that a secondary set of doors is provided internally at the main entrance so that access can be controlled by users of the facility that may be more vulnerable, or are made so by the remote location of the premises or the time of day.
- I also recommend that a communicated alarm system is provided for the building. The applicants should be aware that there will be ongoing contract and maintenance costs for this and budget accordingly.
- I assume, by the presence of a bar area that the intention is for the premises to be licensed and recommend that the applicants contact TVP's licensing department asap for advice in relation to this.

- Finally, SBD standard windows and doors must be provided as this will ensure the minimum level of physical security for this type of building in this location. For reference, SBD is a police initiative which assists in creating safe, sustainable places by providing guidance on crime prevention design. The scheme has differing levels of accreditation relating to design and layout, and physical security. A level of accreditation can be achieved by nearly all types of development and I am on hand to assist with what would be required in relation to these proposals. Details can be found at: www.securedbydesign.com

In addition to the above, the information supplied raises a few questions that I feel should be answered before any approval is given;

- Firstly, how will the site be managed? I could find no information on this and recommend that a management plan be provided covering all aspects of the site and how security will be provided for employees and users and of the building itself during and outside the hours of operation.
- How will the entrance gates operate/be managed? Detail on their physical properties will also be needed so that the two aspects can be assessed together.
- By the same token, I recommend that vehicle intrusion measures be provided so that the overflow parking is only used when necessary and the same information on the physical nature and management of such provision should be provided.

The comments above are made on behalf of Thames Valley Police and relate to crime prevention design only. I hope that you find them of assistance in determining the application and if you or the applicants have any queries relating to crime prevention design in the meantime, please do not hesitate to contact me.

Regards

Ian Carmichael

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