

Rachel Tibbetts

From: Carmichael Ian <Ian.Carmichael@thamesvalley.pnn.police.uk>
Sent: 13 February 2020 11:06
To: Bob Neville
Cc: Planning
Subject: Planning ref: 20/00123/OUT. Cotefield Business Park Oxford Rd Bodicote OX15 4AQ.

FAO: Bob Neville

Dear Bob

Planning ref: 20/00123/OUT. Cotefield Business Park Oxford Rd Bodicote OX15 4AQ.

Thank you for consulting me on the planning application above. I have analysed crime data, 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 the proposed facilities security and 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, 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'. With this in mind I recommend that the applicants provide a commitment to achieving accreditation under the police's Secured by Design (SBD) scheme and the British Parking Association's Safer Parking Scheme (Park Mark). Details can be found at; <https://www.securedbydesign.com/guidance/design-guides> and; <https://www.britishparking.co.uk/Safer-Parking-Scheme/-/Park-Mark>

To ensure this advice is followed and 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, applications shall be made for Secured by Design and Safer Parking Scheme 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 and Park Mark accreditation has been received by the authority.

In addition to the above request, 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 am concerned that the current layout appears to show that the rear service yard is unsecured with open access to the neighbouring commercial units. I recommend that these issues are addressed before any reserved matters application is made.

- The physical security of the building fabric at the rear of the premises may warrant higher specifications for physical security. SBD's commercial guide provides advice on this, and of course I am available to assist also. This should also be followed in relation to refuse and employee cycle storage.
- Lighting of vehicle routes, foot and cycle ways and communal parking areas should be to SBD recommended standards. In addition, it is worth mentioning at this point that low level lighting such as bollards should be avoided as it creates pooling and shadowing of light, and hiding places. Pedestrian scale columns are a far more appropriate solution where bollards may be proposed.
- Natural surveillance throughout the development should not be compromised by the landscaping scheme. Views across the site should be clear from obstruction and remain that way. In addition, lamp column and tree positions (and final growth height/spread) should be planned to avoid any reductions in light levels for the lifetime of the development. A holistic approach should be taken in relation to landscape and lighting, and should also consider the positions/views of any CCTV cameras.
- The landscaping design and maintenance plan should ensure that areas of ambiguous ownership are not created so that appropriate standards are maintained.
- I would argue that the stepped pedestrian access to Oxford Rd is not necessary and suggest it is removed from the layout. It, along with the adjacent recessed area of paving between the building and the boundary hedging on Oxford Rd, are likely to facilitate congregating and attract anti-social behaviour (ASB). If these features must remain they should be well lit, covered by CCTV and the adjacent landscaping must not hide these features from view.
- If there is an intention to provide an ATM at the site I recommend that any installation follows the current guidelines of the ATM Security Working Group, as far as is practicable. Details can be found at; https://www.link.co.uk/media/1181/best_practice_for_physical_atm_security.pdf

Finally, the applicants should be aware that SBD has differing levels of accreditation and an award can be achieved by nearly all types of development. With this in mind, I invite them to contact me to discuss the possibility of SBD and Park Mark accreditation and crime prevention design in general, so that any potential crime risks can be designed out as early as possible.

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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