

From: Carmichael Ian

Sent: 28 May 2020 10:00

To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>

Cc: Planning <Planning@Cherwell-DC.gov.uk>

Subject: Planning ref: 20/01127/F. Hatch End Old Poultry Farm Steeple Aston Road Middle Aston Bicester OX25 5QL.

FAO: James Kirkham

Dear James

Planning ref: 20/01127/F. Hatch End Old Poultry Farm Steeple Aston Road Middle Aston Bicester OX25 5QL.

Thank you for consulting me on the planning application above. I have reviewed the submitted documents and visited the site.

Although I do not wish to object to the proposals, I do have some concerns about them in relation to 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 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 submit an addendum to the DAS that provides a commitment to achieving accreditation under the police's Secured by Design (SBD) scheme. Details can be found at;

<https://www.securedbydesign.com/guidance/design-guides>

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, an application shall be made for Secured by Design 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 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 plans appear to show no physical security feature at the main site entrance. I recommend that gates or similar are provided to ensure the site can be secured against vehicular intrusion outside the hours of operation of the site.
- The fabric of the buildings across the site may warrant higher specifications for physical security given the remote location. SBD's Commercial guide provides advice on this, and of course I am available to assist also. This advice is particularly relevant for the refuse, cycle and Scout stores. The position of these features at the rear of the site makes them more vulnerable and I recommend that the doors provided on each meet LPS1175, Issue 8, C10 as a minimum, in addition to robust building fabric construction. This will help to protect against a sustained break-in attempt and also assist in the prevention of arson.
- Lighting of vehicle routes, footways and communal parking areas should be to SBD recommended standards. The proposed low level lighting should be avoided as it creates pooling and shadowing of light, and hiding places. Pedestrian scale columns or building mounted fittings would be far more appropriate solutions and a reputable lighting engineer should be able to produce a scheme that creates a safe environment whilst addressing environmental issues.
- 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 (if provided) 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. In addition, the scheme should also consider the positions/views of any CCTV cameras (a system covering the main entrance, parking and all access routes is recommended).
- Finally, I note that nearly all north and south elevations of the workspace blocks do not have windows. I recommend that as many as possible are provided to enhance natural surveillance of the site. This should also apply to The Hub building.

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

Crime Prevention Design Advisor | Oxfordshire | Local Policing | Thames Valley Police

Thame Police Base, Wenman Rd, Thame, Oxon, OX9 3RT.