

REF: 21/02083/REM

Location: Land at Tappers Farm Oxford Road Bodicote

09 July 2021

Dear Linda,

Thank you for consulting me on the above application. I have reviewed the submitted documents and crime statistics for the local area. Whilst I do not wish to object to the current proposals, I make the following comments to ensure that the forthcoming application meets the requirements of;

- The National Planning Policy Framework 2020 paragraph 91(b); which states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion
- The National Planning Policy Framework 2020, paragraph 127(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'.

In addition, I feel 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'. I recommend that the applicants provide an addendum to the DAS that comprehensively addresses crime and disorder, incorporating the principles of Crime Prevention through Environmental Design (CPTED) prior to any outline approval. This document should demonstrate 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>

#### **Rear access routes**

- All rear access routes must be secured with a robust gate of the same height as the boundary treatment, fitted with self-close hinges and key operated lock operable from both sides.
- Rear access routes should be secured as close as possible to the front of the secure building line. I ask that the gates for the rear access to plots 2/3, 7/8, 10/11, 22/23, 25/26 are brought forward as is seen at plot 34 for example.

#### **Defensible space/planting**

- All vulnerable side and rear boundaries that adjoin the public realm must be provided with defensible space and planting to provide suitable standoff and demarcation of the change from public to private realm. I ask that defensible space and planting is added to the side wall of plots 25, 30, 31, 37.
- I have concerns that the parking arrangements for plot 30 creates an ambiguous area to the rear of plots 30 and 31, which creates a recessed area and hiding places, leaving the rear boundaries of these two plots vulnerable. This concern is exacerbated by the fact this area is not lit, and the rear boundary will create a pool of shadowing in this area. I ask that this space is revised to remove the irregular parking arrangement and subsequent dead space and incorporate defensible space as per the point above.

### **Blank elevations**

There are numerous blank elevations located around the development, some of which border POS which would benefit from the additional level of surveillance. Windowless elevations have a tendency to attract crime and anti-social behaviour.

- I ask that an extra window is provided in the dining room/lounge of plots 45/46 to increase surveillance over the green POS.
- I ask that an extra window is provided in the lounge of plots 45/46 to increase surveillance over the parking area and POS.
- An extra window needs to be added to the blank elevation of plot 39, overlooking the parking and footpath.
- An extra window should be added to the blank elevations of plot 36/37 which overlook the public realm.
- I ask that the size of the first floor living room window for plot 3-6 is increased to match the ground floor window, increasing surveillance over the LAP and POS.

I hope that you find my comments of assistance in determining the application and if you or the applicants have any queries relating to CPTED in the meantime, please do not hesitate to contact me.

Kind regards

Kevin Cox.