

REF: 21/02083/REM

31 March 2022

**Location: Land at Tappers Farm Oxford Road Bodicote**  
**Holding Objection**

Dear Linda,

Thank you for consulting me on the above application. I have reviewed the amended documents and latest crime statistics for the local area. I make the following comments to ensure that the forthcoming application meets the requirements of;

- The National Planning Policy Framework 2021 paragraph 92(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 2021, paragraph 130(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".
- MHCLG'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, I am disappointed to see that the Design and Access Statement (DAS) still 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>

### **Lighting**

I am unable to locate an updated lighting plan within this application. It is vital that this development is sufficiently lit to reduce the opportunity for, and fear of crime. This includes private parking courts, which must not be left unlit. In order to address this concern I ask that the following condition be placed upon the applicant should approval be granted;

### **Condition 1**

***Prior to commencement of development above slab level, 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 and does not cause a nuisance to local residents.***

***Reason: Reason: To ensure that appropriate levels of lighting are provided to safeguard the development and reduce opportunities for, and the fear of crime and antisocial behaviour.***

To aid the applicant; (It will be critical that the parking courts include column lighting. Bollard lighting doesn't work, as they can be damaged by reversing vehicles and more critically they don't provide enough light to aid facial recognition)

### **Parking**

- There is an area of ambiguous green space alongside the parking for plot 27. There is also a lack of surveillance over this space due to a single ground floor obscured window being provided. I recommend this space is brought within the ownership of this plot with suitable landscaping and boundary treatments introduced to demarcate the change from public to private space. Additionally, I ask that an additional window is added to the side elevation overlooking the parking spaces from the living room.
- The parking arrangement for plots 22-25 leave them vulnerable, with many side and rear boundaries easily accessible whilst being shielded from sufficient surveillance by boundary treatments. The rear and side boundary is the entry point for the vast majority of residential burglaries, and as such it is imperative that they are protected by being enclosed within a secure perimeter block, or by being well overlooked by surveillance and protected with defensible space and planting. I would recommend this area is reconfigured to locate parking in areas where the space is well overlooked by surveillance from the dwelling they serve, and where side and rear boundaries are enclosed or protected by defensible space and planting.
- An additional window should be added to the kitchen, over the sink of plot 41 to address the blank gable end and lack of surveillance overlooking the parking at present.
- The parking for plot 44 is vulnerable, located out of sight of the plot and lacking surveillance. I recommend an additional window is added to this plot, or the front facing window being a bay window, to increase surveillance over the parking.
- The garage and parking spaces for plot 43 are particularly vulnerable to crime, as they are located directly adjacent to a public footpath whilst being shielded from view by the boundary treatment enclosing the rear garden of the plot. I recommend the 1.8m close board fence alongside the driveway is removed, and the rear garden access gate relocated between the garage and house to open up views from the dwelling. Additional defensible space and planting in the form of hedging should be provided alongside the knee rail to provide further separation from the private parking spaces and the public footpath;



### **Defensible space and planting**

- Additional defensible space and planting to a depth of 1m should be provided alongside the boundary wall of plot 42 which faces the POS, to clearly mark and define the change from public to private realm.
- Defensible space and planting should be provided wherever parking adjoins a boundary wall (plot 40/44 for example), again to demarcate the change from public to private space, and to provide sufficient standoff to prevent vehicles being used as a climbing aid to gain access to the rear garden.

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.