

REF: 21/03150/REM

Location: Begbroke Science Park Begbroke Hill Begbroke
OX5 1PF

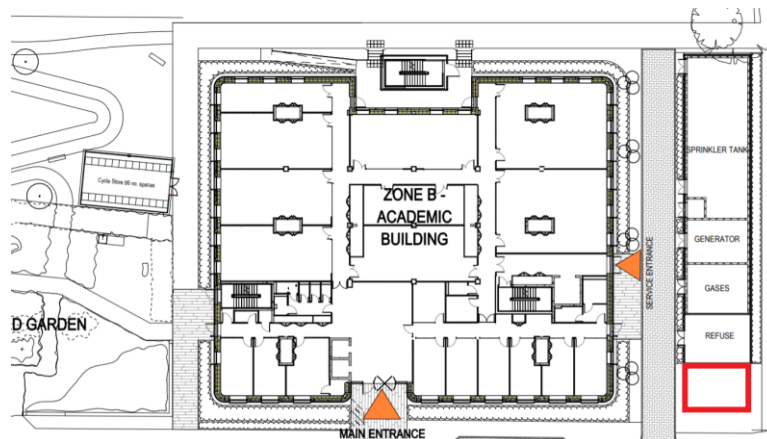
19 October 2021

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 this application, 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”.

Cycle Storage

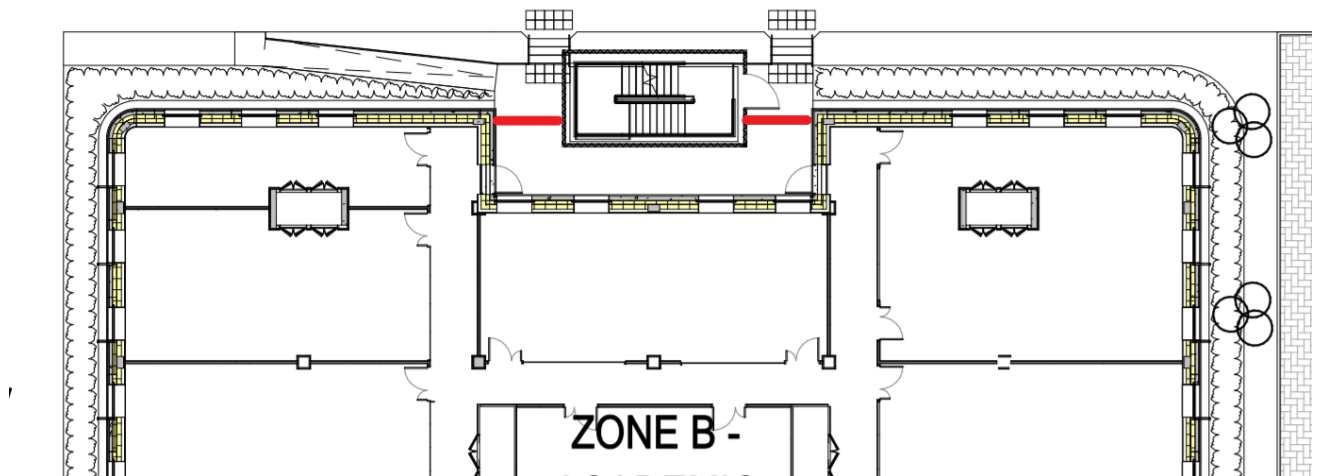
I have concerns that the cycle storage for the academic building is located in an area with little natural surveillance, also screened from view by a large established hedge. This leaves the store vulnerable to crime and antisocial behaviour. Cycle crime is one of the biggest demands on policing within Oxford, and in order to address my concerns I ask that the store is located to a more appropriate location where it will be covered by sufficient natural surveillance. Having reviewed the site, I believe the cycle store would be far better located to the south of the proposed ancillary building, next to the bin store which is much better suited location:



Building Security

Plans indicate revolving doors are going to be used in both the academic and commercial buildings. I ask that any revolving doors installed are of Secured by Design certified standard. All easily accessible ground floor windows should be secured to a minimum LPS 1175 SR2, with easily accessible ground floor windows formed with one pane of laminated glass. This guidance is provided on the assumption that the buildings within this application will not hold any dangerous pathogens, chemicals or radioactive sources. Should these buildings be intended for such holdings, further consultation must be made with me at the earliest possible opportunity for guidance on appropriate security standards.

I have concerns that the fire escape staircase to the north of the building creates a large recessed and covered area, leaving ground floor fire escape doors very vulnerable as they are easily accessible with no surveillance. I ask that this area is enclosed to remove the recess and associated risk to the buildings security. No recessed areas should be present that are more than 600mm in depth:



All fire escape doors must also be robustly secured to a minimum LPS 1175 SR2, and should have no external door furniture.

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.