

REF: 21/03177/F**Location: Axis J9 Phase 3 Howes Lane Bicester**

05 May 2022

Dear Caroline,

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".

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 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>

Building security

- Roller Shutters – I have been unable to find any details relating to the security of the proposed rollers shutters for 'goods' and vehicular access. These have the potential to leave buildings vulnerable to commercial burglary and should be secured with a roller shutter that meets the minimum standards of LPS 1175 Issue 7 SR 2.
- Doors and windows – Again these should meet the minimum standards of LPS 1175 Issue 7 SR2. Easy to reach and ground floor glazing must incorporate one pane of laminate glass to provide resistance to manual attack to category P1A unless protected via a roller shutter or grille.
- Postal services – whilst it is assumed these will be to reception areas of the commercial units, outside of operational hours these should be catered for either with a robust external post box or, where through the wall delivery is proposed, into a secure internal letter box with fire retardation and anti-fishing attributes.
- Reception areas – Plans indicate all office space to be on upper floors within the units. It would appear that external visitors to the site will be managed via a meet and greet scenario. I ask that the applicant clarifies what visitor entry systems will be utilised within this application.
- Roof lights – These should be certificated to LPS 1175: Issue 5 or above, Security Rating 2, or STS 202: Issue 1, Burglary Resistance 2.
- Fire escape routes – Plans indicate fire escape doors and paths which are located in vulnerable isolated areas lacking surveillance due to surrounding landscaping and planting. Fire escape routes to the side and rear of units should be enclosed with robust metal fencing to a height of 2m, and be

fitted with secure gates certificated to • LPS 1175: Issue 7, SR 2 or STS 202: Issue, BR2. The gates should be of a design that allows for a line of sight along the side wall of the unit. If the gate requires an emergency release mechanism, i.e. release without the use of a key, it should be protected to prevent operation from the outside of the gate. Anti-climb measures above the gate should be included. I ask that these routes are secured and updated plans submitted to the planning authority and approved prior to permission being granted.

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.