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REF: 22/02647/F

Location: Unit 6 Oxford Technology Park Technology
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Good afternoon,

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 object to this application, I have some concerns with the proposals in terms of the potential for crime, and ask that suitable amendments to plans are made to address the below points prior to permission being granted.

I provide the following comments to ensure forthcoming applications meet 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 do not feel the Design and Access Statement (DAS) adequately addresses crime and disorder as required by CABE's 'Design & Access Statements- How to write, read and use them'. This states that a 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. Details can be found at; <https://www.securedbydesign.com/guidance/design-guides>

I also highlight to the applicant that it is not possible for me to provide full guidance for appropriate levels of security to be provided, without knowing the tenant of the building or the holdings that may be contained within. Once tenants for the building are identified, I recommend a Security Needs Assessment (SNA) is completed by a competent Suitably Qualified Security Specialist (SQSS). This assessment should then be used to inform the design and specification of access points and controls, CCTV systems, alarms and any additional lighting requirements throughout the development.

Cycle Parking

- Cycle parking to the front of the unit is vulnerable, located in an area lacking surveillance due to the blank elevations of the building overlooking. Open cycle parking facilities must be located where they are well overlooked by passive surveillance from the building to reduce opportunities for crime to happen. I would recommend the cycle stores are relocated to within the secure rear compound ideally, where cycles will be protected behind a secure line. Alternatively, they must be located where they are well overlooked by windows from the building to enhance surveillance over them, such as in front of the entrance doors. I also recommend formal surveillance (CCTV) covering the cycle parking should be provided.

Postal deliveries

It is unclear from plans how post deliveries will be managed outside of the unit opening hours. The units should facilitate postal deliveries either via secure external post boxes certificated to DHF TS009, or via through-the-wall post boxes into a container also rated to protect against arson attacks.

Lighting

I am unable to find a lighting plan within this application. Lighting throughout the development should meet the general standards of BS5489-1:2020, including parking areas. Lighting should be designed holistically with planting and CCTV to ensure there are no conflicts or areas of vulnerability caused by shadows or pooling of light.

Building security and access controls

- I recommend a secure line is formed within the reception area of the buildings, with access controlled doors preventing access into the main building area and stair cores. I would recommend an additional door is added to prevent unauthorised access into the main stair core from the main reception area. Lifts should also be behind the secure line or linked to access control systems to prevent unauthorised access.
- In the absence of a known tenant for the building, I ask that all doors, roller shutters, windows (including roof lights), access controls, fences and gates are specified in accordance with at least the minimum standards provided by Secured by Design, Commercial 2015, which can be found here: https://www.securedbydesign.com/images/downloads/SBD_Commercial_2015_V2.pdf

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.