

**REF: 23/02399/REM****Location: Land North Of Bicester Avenue Garden Centre  
Oxford Road Bicester****18 October 2023**

Thank you for consulting me on the above application. I have reviewed the submitted documents and crime statistics for the local area, and visited the site. I have some concerns with the proposals in terms of the potential for crime and disorder, and whilst I do not object to this application, I ask that further information is provided and plans amended prior to permission being granted. In order to ensure all opportunities are taken to design out crime from the outset, and to ensure all areas of the development are sufficiently secured to reduce the opportunities for crime and disorder to occur, I ask that the following or similarly worded condition be placed upon any approval;

**Condition 1:**

***Prior to commencement of development, an application shall be made for Secured by Design Commercial accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the authority.***

**Condition 2:**

***Prior to commencement of development, 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.***

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.

I provide the following comments to ensure forthcoming applications meet the requirements of;

- The National Planning Policy Framework 2023 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 2023, 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".

**Parking**

- All parking spaces should be covered by CCTV to deter crime and aid in the detection and prosecution of offenders. CCTV systems should be designed holistically with the planting and lighting scheme to ensure no areas of conflict between these different elements.

**Bin and cycle stores**

- I am unable to locate any plans for secure enclosed cycle storage serving this development. Covered stands are suitable for temporary visitor cycle storage, however they must be located close to the entrance of the main building where they are well overlooked by high levels of surveillance and passing foot traffic. I have concerns that the proposed locations of stands currently lacks sufficient surveillance to deter theft. I ask that secure enclosed/access controlled cycle storage is provided, which is designed in accordance with the guidance of Secured By Design. Plans should be submitted prior to permission being granted.
- Cycle storage facilities should be covered by CCTV and be lit.
- I am unable to locate any plans or specifications for the external enclosures for waste. Plans indicate bin storage may be easily accessible from the public realm creating vulnerability. It is important that accessible bin stores are provided with enhanced levels of security, and I ask that all doors are secured to a minimum LPS 1175 SR2. Enclosures should be fully covered by CCTV. I ask that plans for waste storage facilities are provided prior to permission being granted.

#### **Postal deliveries**

- It is unclear from plans how post deliveries will be managed outside of the buildings opening hours. All buildings 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 locate any lighting plans within this application, and ask that they are provided prior to permission being granted or secured via the above or similarly worded condition. Lighting throughout the development should meet the general standards of BS5489-1:2020. Bollard lighting used in isolation is not an appropriate lighting method, and should be avoided. Not only can they can be damaged by reversing vehicles and vulnerable to criminal damage, more critically they do not provide sufficient light at the right height to aid facial recognition and reduce the fear of crime. It also does not deter crime and antisocial behaviour.

The above comments are made on behalf of Thames Valley Police and relate to crime prevention design only. I hope that you find these comments of assistance. If you have any queries relating to crime prevention design, please do not hesitate to contact myself.

Kind regards,

Kevin Cox.