



Kevin Cox
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REF: 23/02715/REM

Location: Land North Of Bicester Avenue Garden Centre,
Oxford Road, Bicester

28 November 2023

Dear Tom,

Thank you for consulting me on the above application. I have reviewed the submitted documents and crime statistics for the local area, and engaged in pre-application discussions with the applicant. 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 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".

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. CCTV will need to be installed in accordance with BS EN 50132-7: CCTV surveillance systems for use in security applications.

Depending on whether the occupant is a single or split tenancy, it may be necessary to provide additional lines of access control/reception areas within the building to prevent persons gaining access to parts of the development that they should not.

Parking

- All parking spaces should be covered by CCTV to deter crime and aid in the detection and prosecution of offenders. Lighting should be provided to facilitate surveillance and illuminate the entire car park during any hours of use. CCTV systems should be designed holistically with the planting and lighting scheme to ensure no areas of conflict between these different elements.
- The car parks may be vulnerable to ASB and unauthorised encampments, and the proposed vehicle barrier should be sufficiently robust to prevent unauthorised access to the car park outside of operating hours.
- The connective footpath running through the centre of the car park introduces vulnerability, providing unhindered access into the car park a sufficient distance away from the occupied building that people may do so unobserved. To minimise opportunities for casual intrusion and theft, I recommend an access controlled gate is added to the northern entrance to prevent unauthorised access.

Bin and cycle stores

- I recommend the large cycle store is secure, enclosed and access controlled in accordance with the guidance of Secured By Design. The current proposed design enables an offender to gain unhindered access to cycles without the risk of being seen.
- Cycle storage facilities should be covered by CCTV and be lit.
- Depending on the nature of waste being stored, it may be necessary for the bin stores to have enhanced security secured to LPS 1175 SR2/B3. Enclosures should be fully covered by CCTV.

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 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.