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REF: P23/V1784/O

Location: Grove Business Park Downsview Road
Wantage OX12 9FF

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Dear Rebekah,

Thank you for consulting me on the above application. I have reviewed the submitted documents and crime statistics for the local area. 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".

Building security

Due to the nature of this building and its' holdings, I recommend a comprehensive security strategy is provided to ensure adequate layered security measures are provided for the site. 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 doors, windows, roller shutters and controls, CCTV systems, alarms and any additional lighting requirements throughout the development.

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.

- The car parks may be vulnerable to ASB and unauthorised encampments, and should be protected with robust gates or similar to prevent unauthorised access to the car park outside of operating hours.

Cycle stores

- I am unable to locate any plans for the proposed 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 site where they are well overlooked by high levels of surveillance from the development they serve. I have concerns that some of 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.

Landscaping and Vehicle mitigation

- I am unable to locate any detailed hard or soft landscaping plans, and I have concerns that the buildings could be vulnerable to ram raid style attack. The buildings should be provided vehicle mitigation measures such as bollards along the perimeter where it abuts the road/car parking, to mitigate against this risk. I ask that landscaping plans are submitted 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 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.