

Matthew Swinford

From: Planning
Sent: 01 November 2019 10:47
To: DC Support
Subject: FW: Planning ref: 19/01036/HYBRID (AMENDMENTS). Bicester Eco Town Exemplar Site Phase 2 Charlotte Avenue Bicester.

From: Carmichael Ian <Ian.Carmichael@thamesvalley.pnn.police.uk>
Sent: Friday, November 1, 2019 10:25 AM
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Planning ref: 19/01036/HYBRID (AMENDMENTS). Bicester Eco Town Exemplar Site Phase 2 Charlotte Avenue Bicester.

FAO: Caroline Ford

Dear Caroline

Planning ref: 19/01036/HYBRID (AMENDMENTS). Bicester Eco Town Exemplar Site Phase 2 Charlotte Avenue Bicester.

Thank you for consulting me on the amendments to the planning application above. I have reviewed the submitted documents.

It appears that nothing has changed in relation to my previous comments on the application. This is disappointing given the importance of the development and that it will be the community hub of what is proposed to be an exemplar site. I am also surprised that there is still no commitment to achieving Secured by Design (SBD) accreditation. I would have expected the applicants, who state that wellbeing is a driving factor behind the development, to at least commit to providing the basic security standards for new dwellings recommended by police. Surely crime prevention and community safety are a key element of wellbeing? They can provide assurance on this by simply stating that an SBD Silver Award for physical security will be achieved by the residential element of the scheme as a minimum. Of course, they are welcome to apply for accreditation for the whole development, which would be commended.

With the above in mind, I reproduce my previous comments below in the hope that the applicants will still address them. I also repeat my request to the authority to condition the achievement of SBD accreditation in the hope that this will ensure the applicants take crime prevention and community safety more seriously as the proposals move forward.

Regards

Ian Carmichael, TVP CPDA Oxfordshire.

Previous comments of 12.07.19:

FAO: Caroline Ford

Dear Caroline

Planning ref: 19/01036/HYBRID. Bicester Eco Town Exemplar Site Phase 2 Charlotte Avenue Bicester.

Thank you for consulting me on the planning application above. I have analysed crime data, reviewed the submitted documents and visited the site.

Although I do not wish to object to the proposals, I do have some concerns in relation to community safety/crime prevention design. If these are not addressed I feel that the development may not meet the requirements of;

- The National Planning Policy Framework 2018, Section 12 'Achieving well-designed places', point 127 (part 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'. And;
- HMCLG's Planning Practice Guidance on 'Design', which states that; 'Although design is only part of the planning process it can affect a range of objectives... Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered: safe, connected and efficient streets... crime prevention... security measures... cohesive & vibrant neighbourhoods.'

In addition, I feel the Design and Access Statement (DAS) does not adequately address crime and disorder as required by CABI'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'. Only one small section containing minimal information is provided. I would have expected far more from an application relating to an 'Exemplar' site. As a minimum, the applicants should have demonstrated a commitment to achieving Secured by Design (SBD) accreditation.

Therefore, to ensure that this omission is addressed and the opportunity to design out crime is not missed, I request that the following (or a similarly worded) condition be placed upon any approval for this application;

Prior to commencement of development, an application shall be made for Secured by Design 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.

With the above in mind, I offer the following advice in the hope that it will assist the authority and applicants in creating a safer and more sustainable development, should approval be granted:

- There are sections of colonnades on some elevations of both blocks. These must be lit independently from above as relying on street lighting to illuminate the undercrofts could create dark hiding places that assist criminal and/or anti-social behaviour.
- The landscaping scheme should ensure that natural surveillance across the development is not compromised. I am concerned that some trees may impinge upon lighting in future. Tree positions and final growth height/spread should be considered to avoid this. A holistic approach should be taken in relation to landscape and lighting, and SBD guidance on both should be followed.
- Cycle storage for residents should be provided within secure enclosures to SBD standards. The proposed arrangements appear to show open cycle stands that may be obscured from view by surrounding features and, despite the DAS stating that they will be well lit, there is no information to demonstrate that this will be the case.
- Rainwater goods downpipes could be used as climbing aids to reach resident's balconies. They should be incorporated into the fabric of the building or designed so that they cannot assist climbing.
- It appears that there is insufficient space to create secure airlock lobbies for the entrances to flats. If this is the case and designs cannot be amended to provide such features, doors should be provided to prevent unauthorised access to the stair wells and access control should be provided should the lifts become part of the scheme.
- The glazing/curtain walling of the ground floor units must meet SBD standards and, if security shutters are to be provided during construction or in at any point in future, they should be visually permeable as solid features deaden frontages and increase the fear of crime.

Advice relating to the residential element of the scheme;

- An access control/entry system must be provided to ensure security for residents and compartmentation of the development that restricts unauthorised use and promotes community safety.
- A secure post/delivery system must be provided. Best practice offers three solutions to this issue; create an airlock entry lobby containing secure post boxes, install secure post boxes externally, or employ a through the wall delivery system. Regardless of the option selected, 'Trades' buttons and letterboxes for individual units must not be provided as they can facilitate unrestricted or unauthorised access, which also feeds opportunities for crime and ASB.
- Utility meters should be placed where access can be gained by authorised personnel without entering private spaces. Alternatively, smart meters which can be read remotely should be used.
- Lighting of internal communal areas should be 24hr, controlled by switched, photoelectric cells to create an environment that feels safe. Two-stage lighting could be considered to provide a more energy efficient system. External lighting must be provided at each point of entry or egress, which should again be operated by switched, photoelectric cell. Passive Infrared (PIR) motion detection sensors should not be used to operate external lighting.
- Consideration should be given to the provision of a CCTV system that covers all access points (internally and externally) and parking areas as a minimum. An operational requirement exercise would assist in the specification of a cost-effective system that provides appropriate coverage and functionality. Again, SBD provides guidance on this.

Finally, I would like to remind the applicants that Building Regulations Part Q requires them to install doors and windows that 'Resist unauthorised access to... new dwellings'. Advice on how to achieve this can be found in Building Regulations Approved Document Q and in SBD's New Homes Guide. Details can be found at; <https://www.securedbydesign.com/guidance/design-guides>

The comments above are made on behalf of Thames Valley Police and relate to crime prevention design only. I hope that you find them of assistance in determining the application and if you or the applicants have any queries relating to crime prevention design in the meantime, please do not hesitate to contact me.

Regards

Ian Carmichael

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