

Thank you for consulting me on the above application, I have reviewed the amended plans, and can see that several points raised by my colleague, Ian Carmichael, still have not been addressed. I provide these comments below;

- *The entrance to the site on Sandford Rd is open to casual intrusion and is likely to encourage criminal search behaviour. I am also concerned that the shared access has potential to create conflicts between the residents and patrons of the pub. I recommend that clear and obvious signage is provided, which states that the access is a no through road, that the residential element is private, and that patrons of the pub must not park there. In addition, physical features that prevent vehicular intrusion from the pub parking spaces on to the footway at the side of Plot 1 and in front of the bin store must be provided. The pub parking spaces must also be clearly marked so that residents and their visitors do not use them.*
- *I could find no reference as to how the development will be lit. Lighting must be provided for the access routes and parking areas, and should conform to SBD recommended standards. Low level lighting should be avoided as it creates hiding places, and pooling and shadowing of light. Pedestrian scale columns would be an appropriate solution in this situation.*
- *Where new boundary treatments are provided (particularly where they abut the public realm), they should be at least 1.8m high and be topped with a feature that deters climbing.*

Additionally, I raise the following comments for the new proposed layout;

- The rear access gate for plot 2 should be brought forward to create a secure line at the front fascia of the building, removing the recess between the buildings which could attract crime and Antisocial Behaviour.
- The DAS states that secure covered cycle storage has been provided for each plot, however I am unable to locate them on the plans. Cycle storage proposals should be provided and approved before permission is granted.
- There is very little natural surveillance from any of the dwellings over the access route, or the parking area next to plot 1 and between plot 3 and 4. I recommend that the internal layout of dwellings is revisited with a view to providing more windows of active rooms overlooking these spaces to remedy this situation. Side elevation windows of active rooms must be provided at Plots 1, 3 and 7 regardless.
- Given the location of the bin store, it needs to be secure. Double leaf doors can be problematic for sustainable operation and security, as the active leaf is required to secure against the passive. Alternatively, a large single leaf door with self-closing and locking mechanism may well be more appropriate and cost effective. Bin and cycle stores should be secured to a minimum of LPS 1175 Issue 7.2:2014 Security Rating 1 (or above). Confirmation of this should be submitted to the local planning authority and approved prior to planning permission being granted.

Unless the above points are addressed and amended plans resubmitted, I am afraid I am unable to support this application.

I hope you find my comments useful.

Kind regards,

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On Behalf of the CPDA Team, Thames Valley Police