

REF: 21/00159/CEU

Location: 138A Cowley Road, Oxford

03 February 2021

Thank you for consulting me on the above application. I have reviewed the submitted documents and analysed the crime statistics for the local area. At this time I do not believe this application satisfies the requirements of the NPPF, as it does not demonstrate how the applicant will create a 'Safe and accessible environments where crime and disorder, and the fear of crime will not undermine quality of life or community cohesion'. For this reason I must object to this application in its current form.

I make the following comments to aid the applicant in addressing my objection, and ask that further documentation is submitted to the local planning authority for approval before permission is granted.

Over the last 6 months, a number of crimes have been reported within the vicinity of the property, including (but not limited to) several burglaries, numerous cycle thefts, Violence and sexual offences, theft, Antisocial Behaviour, Criminal damage and arson. Ref. *Police.uk – Crime statistics, July to December 2020*.

Floorplans

The floorplans provided do not provide sufficient information as to the use for each room within the HMO. I ask that amended plans to show the exact use of each room be submitted to the LPA for scrutiny prior to approval being granted.

Security

I am unable to find any details pertaining to security measures within this application, which is essential in demonstrating that residents within the HMO will be able to live in a safe and accessible environment where crime and disorder, and the fear of crime will not undermine their quality of life or community cohesion. Prior to planning approval being granted, I ask that plans are amended and submitted to the local planning authority, which will include the following;

- In line with building regulations part Q, I ask that all bedroom doors must be certified to PAS24, with a door viewer installed.
- Due to the crime levels in the surrounding area, I ask that all ground floor bedroom windows are constructed with laminated glass.
- A secure postal strategy is required. A single letter box in the external door set is inappropriate and it should be remembered that not all offenders are external to a development. Postal services should be provided through:
 - Secure external post boxes with surveillance from the dwelling to this area or
 - Through the wall delivery into individual secure mail boxes.
- A visitor notification system (doorbell), ideally with two-way audio should be provided for each resident, to assist all occupants in maintaining a safe and secure quality of life without being unreasonably disturbed by other occupants' visitors.

Cycle storage

It is reasonable to assume that residents of this building will want to have access to cycles. This application does not provide details of where cycles will be stored.

- I ask that secure cycle storage is provided, which taking into account crime statistics for the area should be certified to a minimum of LPS 1175 SR1. Failure to do this may result in residents resorting to bringing cycles into the dwelling and storing them in corridors, which would present a fire egress risk. Details of cycle storage should be provided in plans and approved by the local planning authority prior to permission being granted.

Finally, I encourage the applicant to consult the Secured by Design, New Homes 2019 guide to ensure that every opportunity is taken to design out crime. The guide can be found here:

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_update_May.pdf

I hope you find my comments useful. If you have any questions, please do not hesitate to contact me.

Kind Regards

Kevin Cox, Crime Prevention Design Advisor, On Behalf of the Thames Valley Police CPDA Team.