

**From:** Carmichael Ian [REDACTED]  
**Posted At:** 03 May 2013 14:14  
**Conversation:** RE: 13/00832/FUL Former Ruskin College Site, Walton Street, Oxford  
**Posted To:** planningcomments@oxford.gov.uk  
**Subject:** RE: 13/00832/FUL Former Ruskin College Site, Walton Street, Oxford

**FAO:** Angela Fettiplace

Dear Mrs Fettiplace

**Planning ref: 13/00832/FUL Former Ruskin College Site, Walton Street, Oxford.**

Thank you for consulting me on the planning application above. I have liaised with Police colleagues, analysed crime data and reviewed the submitted documents. Unfortunately, due to time constraints I have not been able to visit the site.

I do not wish to formally object to the proposals at this time. In fact, I commend the applicants for including within their Design and Access Statement (DAS) a specific section on Secured by Design (SBD). This section states that the applicants 'Will be working towards SBD best practice policy'. To ensure that this is the case and that the opportunity is taken to reduce crime and/or the fear of crime and to enhance community safety within the proposals, I request that the following (or a similarly worded) condition be placed upon any approval for this application;

*No development shall commence until details of the measures to be incorporated into the development to demonstrate how 'Secured by Design (SBD)' accreditation will be achieved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until the Council has acknowledged in writing that it has received written confirmation of SBD accreditation.*

SBD is an Association of Chief Police Officers (ACPO) initiative which has a proven track record in assisting with the creation of safer places by providing guidance on Crime Prevention Through Environmental Design (CPTED). The scheme has two levels of accreditation; an SBD Award, which is achieved by whole developments that demonstrate conformity to design principles and security standards across the entire site and; Part Two compliance, which is achieved when the physical features (windows, doors, locks etc) of the structures themselves meet specified, Police preferred standards. Although achievement of an award can sometimes be more of a challenge due to other planning considerations and/or site constraints, achievement of Part Two compliance is simply a matter of supplying and fitting the required features to accepted and tested specifications. Therefore, a level of accreditation can be achieved by all development. Details can be found at [www.securedbydesign.com](http://www.securedbydesign.com) and further advice can be obtained by contacting Thames Valley Police's Crime Prevention Design Team.

I feel that attachment of this condition would help the development to meet the requirements of:

- The National Planning Policy Framework 2012 (Part 7, Sect 58; 'Requiring good Design' and Part 8, Sect 69; Promoting Healthy Communities') where it is stated that development should create 'Safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion'.
- Supplementary Planning Guidance Document 'Safer Places - The Planning System and Crime Prevention', ODPM 2004.

03/05/2013

In addition, it would assist the authority in complying with its obligations under Section 17 of the Crime and Disorder Act 1998 in doing all it reasonably can in each of its functions to prevent crime and disorder in its area.

Assuming approval is given, and given that the applicants have already been in contact with one of my colleagues for crime prevention design advice, I now invite them to get in touch with me to start the SBD application process.

The comments above are made on behalf of Thames Valley Police and relate to CPTED only. You may receive additional comments from TVP with regard to the impact of the development upon policing and a request for the provision of infrastructure to mitigate against this impact.

I hope that you find my comments of assistance in determining the application and if you or the applicants have any queries relating to CPTED in the meantime, please do not hesitate to contact me.

Regards

Ian Carmichael Ad Cert ED & CP

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[www.securedbydesign.com](http://www.securedbydesign.com)

[www.britishparking.co.uk](http://www.britishparking.co.uk)

The new Crime Prevention Toolkits are now available on the intranet at:  
<http://knowzone/kz-prev-homepage.htm>

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