Addendum to Design and Access Statement

Additional pages covering secure by design

3.8 Secure By Design

Within the Local plan the following policy makes reference to secure by design:-

Policy 6

GD7 - CRIME PREVENTION

Planning Permission will be granted for development, provided that:

• its design, layout and landscaping will help create a safe and secure environment and minimise the opportunities for crime to be committed.

Design Approach

The application for outline planning permission aims to create a safe community, reduce crime and reduce the fear of crime and disorder.

Key aspects of design that look to create a safer, more secure environment and reduce risk of crime against people and property are as follows:-

• all footpaths through the site would benefit from natural surveillance. Houses or highways front onto all paths through the site.

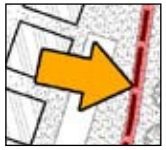
• Footpaths will not be hemmed in by high close boarded fencing or trees/ shrubs behind which people can hide.

• Car parking would be to the fronts of properties open to natural surveillance from residents and passers by.

• A mixture of housing types would be incorporated into the design to achieve a mixed demographic occupancy resulting in the likelihood of residents being home throughout various times of the day.

The proposed layout creates an environment where informal but effective community surveillance takes place naturally through natural surveillance, defensible space and community interaction. The green corridor incorporating the public footpath has been designed with dwellings fronting onto the footpath to provide natural surveillance. However it is important to note that the proposal is an outline application, with only access to be considered as a matter of detail. All details and methods of ensuring reduced crime and disorder may also be refined and would be addressed when the layout is agreed at reserved matters. Compliance with the relevant design policies can be controlled by the council at that stage.





Frontages to properties showing over looked views to communal areas and footpaths



