

Safer Places Statement

The validation requirement for this is “all major development” proposals. As stated above this is a non-major development proposals of 9 dwellings.

Whilst the non-major development we would note that the dwellings have been designed to give full consideration to “Safer Places: the Planning System” and “Manual for Streets as well as ACPO “Secured by Design: New Homes”

The scheme has been designed in accordance with the Key Principles set out in the above documents creating a sense of local ownership, natural surveillance, and defensive spaces. The accommodation comprises a total of 9 houses encouraging family use with a communal access and outdoor areas to add to the neighbourliness and sense of belonging.

Moving forward should the application be approved the details will be brought forward to comply with Building regulations Approved Document "Q" at the same time as submitting an application for a Secured by Design award ensuring that risk commensurate security is built into each property and the development as a whole.

- **Access and movement**

- All routes lead to somewhere people want to go and are necessary
- All routes are overlooked and prevent potential offenders with ready and unnoticed access
- All pedestrians, cyclists and drivers will be able to understand which routes they should use.
- It is easy to understand how to travel through an area

- **Structure**

- The new homes have been designed with security in mind
- The residential use is suitable to the area and re-instates the original Manor House use, furthermore complimenting the neighbouring houses
- All communal open space are used for amenity, parking and also enhancement of the setting of the listed Building. These spaces serve a purpose and support an appropriate level of legitimate activity. They are not public access.
- The potential benefits for crime prevention of restoring historic environments have been considered.

- **Surveillance**

- Opportunities for surveillance from the new dwellings have been maximized.
- It is very likely that any new resident who observe any criminal or anti-social behavior will respond appropriately.
- Both of the above true at all times of the day, week and year as the 9 dwellings have their own sense of neighbourhood and can offer this as part of a new joint community.
- The scheme has eliminated ‘inactive’ frontages and corners.
- All parked cars are highly visible and also secure.
- Whilst in the early design stages lighting been a consideration in planning out crime.
- It is envisaged that CCTV will not be installed.

- **Ownership**
 - It is clear to users which space is public, communal, semi-private and private. The boundaries between public, communal and private space are defined in the most appropriate manner.
 - It has been designed so the place have an identity of its own
 - All barriers are of a high quality of design in their detailing and appropriate to their local context.
- **Physical Protection**
 - The principles of Secured by Design have been addressed in terms of making something harder for an offender to access and making it more resistant to approaches made by offenders.
- **Activity**
 - The site does not have public realm and if it is felt appropriate the front access and exit could be gated to deter unsecure access.
- **Management and maintenance**
 - We would refer to the landscape and site plan that illustrate how careful consideration has been given to create a good quality open spaces.
 - It is planned that there will be a Groundsman who will be employed to maintain and manage the communal open spaces and parking areas.
 - As individual houses the management of each property will fall to the homeowners. As a Listed Building the overall upkeep of the property may be part of a joint community run agreement.

We trust the above statement and clarification will explain the proposals in this respect.