

Secured by Design Principles

The Development will incorporate Secured by Design Principles. These principles encourage the adoption of crime prevention measures in the design of development. The local police service architectural liaison office (ALO) will be consulted to ensure that principles are properly considered.

The layout has been designed to meet the 'seven attributes' of safer places (ODPM 2204). The seven attributes are as follows:

- **Access & Movement;** places with well defined routes, spaces and entrances that provide for convenient movement without compromising security
- **Structure;** places that are structured so that different uses do not cause conflict
- **Surveillance;** places where all publicly accessible spaces are overlooked
- **Ownership;** places that promote a sense of ownership, respect, territorial responsibility and community
- **Physical Protection;** places that include necessary, well designed security features
- **Activity;** places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
- **Management & Maintenance;** places that are designed with management and maintenance in mind, to discourage crime in the present and the future

The following sets out how the scheme has been designed in order to meet the seven attributes.

Access & Movement

The primary vehicular routes, open spaces and play areas have been designed to ensure that they are overlooked by residential properties and provide as much natural surveillance as possible, given the setting of the existing landscape features and topography, it is envisaged that the location, design and function of the spaces will encourage a constant flow of pedestrians and cyclists.

Structure

The layout has been designed to include a main route through with a number of secondary residential streets. There is a high level of active frontage proposed within the development, and a clear definition between public and private space, with frontages designed to maximise the level of defensible space. Key areas of public open space benefit from natural surveillance provided by dwellings. This natural surveillance combined with good levels of pedestrian traffic will reduce the risk of crime.

Surveillance

Surveillance is an important aspect of Secured by Design. It has been identified above that the proposed layout will result in a well-designed space with well overlooked places, Safer Places (ODPM 2004) identifies that parked cars can be particularly vulnerable to crime and, unless they are in a private garage, must be overlooked. This requirement has been an important influencing factor in the approach to the master planning of the site.

Ownership

A clear aspect of ownership is ensuring that places have a clear distinction between public, semi private/communal and private space. The proposed masterplan includes a variety of open spaces, and has been designed to ensure that there is a clear distinction between public and private areas.

Physical Protection

Physical protection is concerned with the way in which buildings are secured. Due to the nature of the proposed development each dwelling will be secured with necessary security features.

Activity

The key activity areas have been designed to be overlooked by properties, providing natural surveillance of goings-on.

Management & Maintenance

Public areas within the development will either be adopted by Telford or a management company will be set up to ensure that they are maintained to satisfactory level. Details of this will be negotiated and agreed post application.

