

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and the fear of crime.

The layout of the proposed scheme is considered acceptable, as long as the issues discussed in more detail within Section 3.3 of the CIS are addressed, namely:

Retirement Apartments

- The door to the mobility scooter store should be security-certified and be self-closing and self-locking. It should also operate on an access control system, operated with resident's key card/fob. Bicycle racks should allow both wheels and the frame to be secured
- A secure mail delivery system should be supplied, to allow delivery without access to the whole building. Given the emerging trend of parcel thefts (particularly at apartment blocks).

Houses

- The parking spaces for plots no. 1-3, 10, 14, 15, 34-37 & 44 cannot be easily viewed from the dwellings due to their position at the side of the house. It is highly recommended that these spaces are illuminated to a high standard.

Clubhouse

- The perimeter of the building is easily accessible and could potentially generate loitering, particularly in areas which are not well overlooked. It is highly recommended that the perimeter of the buildings is illuminated with dusk-till-dawn lighting to deter antisocial, and criminal behaviour.

If these issues can be addressed as described within the report and the other physical security measures are incorporated into the proposed scope of work where appropriate, we would be happy to support the development.

GMP requests the inclusion of a planning condition requiring the residential development to achieve Secured by Design accreditation.