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Keeping our communities safe

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Date: 17 March 2011

Mrs Mowat
12 Seafield Place
Cullen
Buckie
Banffshire
AB56 4TE

Dear Mrs Mowat

Proposed Aspirational footpath at 12 Seafield Place, Cullen

I refer to the above and following my visit on the 15 March 2011 I offer the following comments.

In general terms best practice guidelines suggest that footpaths should be as wide and straight as possible avoiding any 'dog legs' thus ensuring that users can see, from distance, who is approaching them. It is important from a fear of crime perspective that a 'tunnel' effect is avoided. The width of the path should enable two people to pass each other without encroachment, and the footpath itself should provide a direct and logical route therefore ensuring that it is well used.

As houses and other properties are most vulnerable to break in from the rear I would always recommend that, where possible, footpaths which provide unrestricted and unobserved access to the rear of properties should be avoided.

As fig.1 shows the width between the house and the retaining wall is such that any public footpath would have to be extremely narrow. This situation would be exacerbated by the need for a minimum 1.8m close board wooden fence to protect the rear garden of property number 12.



FIG.1



FIG.2

Fig.2 shows the neighbouring property, the increased height of the garden and property with blank gable end means that there would be no natural surveillance overlooking the narrow footpath.

I would also question the need for the footpath. It is my understanding that any potential footpath would eventually lead to the Cranoch Woods. The proposed route would bring any pedestrian to a area of waste ground and a deep gully which used to form part of the old railway line. Figs. 3 & 4



FIG. 3

FIG. 4

The gully benefits from no natural surveillance, and could become a target for youth congregation and anti social behaviour. There is already evidence of dumping in this area as shown in Fig. 4.

I am aware of an existing footpath already incorporated into a formal Cranoch Woods walk which leads from Seafield Place. This path is open and provides a safer route for walkers.

If you require any clarification on the above or would like to discuss any of the issues further please do not hesitate to contact me at the numbers provided.

Yours sincerely,

Steve Galashan
Force Architectural Liaison Officer