

From: Hunton, Andrew
Sent: 07 December 2023 16:36
To: Development Control
Subject: Residential Development 164No. Dwellings, Land South of Daleview Gardens, Egremont

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FAO Christie M Burns

Many thanks for your communication dated 16th November 2023.

I wish to offer the following comments, which I have considered from a crime prevention perspective. It is evident from the published drawings and documents that crime prevention and security measures have been taken into account. In particular, the Design and Access Statement refers at Items 5.45 to 'Secure(d) by Design', 5.46, 5.47, 5.48.

Unfortunately, the 'Maximising Security through Design' (Item 5.47) does not appear to have been published for perusal...

This is a large development with extensive areas of Public Open Space. The dwellings are generally arranged to overlook the access routes and each other - and a beneficial feature is the predominance of interlocked rear gardens, to deter intrusion.

Item 5.46 of the Design and Access Statement advises

"Furthermore, **all areas of the development**, including public open space will be consistently overlooked by the proposed dwellings in order to lessen the opportunity for anti-social behaviour."

The central footpath, running East – West across the site is more readily overlooked by various dwellings directly addressing it. (Except at the entry point at Uldale View (Units 82 and 159 – views obstructed). It is crucial to ensure that the landscaping scheme does not obstruct natural surveillance opportunities. There is no indication that this route shall be included in the street lighting scheme.

As this route extends across the entire site (and the DAS promotes the permeability of the development – Item 4.05) the applicant must also consider implementing measures to deny or disrupt access by unauthorised motor vehicles, i.e. misuse by motorcycles, mini-motos etc.

There are various locations that are not adequately supervised – invariably due to 'blank' gable walls or impeding of views by garden boundaries (1.8m walls and fences).

- Footpath and associated POS towards River Ehen (closest dwelling Unit 25. Views impeded by boundary wall)
- Footpath and associated POS at Uldale View (South West corner of site). The closest dwelling is Unit 68. Plans and Elevations for Housetype 254 are not published to establish if there are any windows in the gable
- POS at extreme East of site (closest and sole dwelling addressing this space Unit 32)

- Footpath and associated POS towards extreme South East of site (only Unit 39 is orientated towards this feature. Views from Unit 38 shall be impeded by the garden boundary fence)
- Communal space adjacent to Unit 44 (views obscured by boundary wall and fence)
- Communal space adjacent to Unit 57 (views obscured by boundary wall)
- The Detailed Site Layout Plan suggests unrestricted and unobserved access can be achieved to the rear of Units 15 – 25

The Landscape Management Plan drawing advises that Evergreen hedges shall be utilised to define garden boundaries (e.g. depicted at Units 27, 108 – 116. This tactic (physical treatments) should be deployed to all dwellings for obvious demarcation of public and private spaces. It is not clear how long the proposed Landscape Maintenance programme will be sustained. This should be a site lifetime commitment, to ensure that trees and shrubs do not obscure views or impede the effects of street lighting as they mature.

Item 5.44 - Car parking

“All new dwellings have car parking in curtilage.”

Unfortunately, vehicle owners may only supervise their cars where spaces are positioned to the front of their dwelling. Various spaces are not obviously associated to their dwelling and are concealed from view by blank gables or garden boundaries:
Unit 31, 48, 53, 64, 72, 76 – 79, 86, 102, 141

The DAS does not provide any information regarding the street lighting scheme, i.e. which of the prolific footpaths shall be illuminated. Having regard to the semi-rural nature of the site it is important to ensure confidence and reassurance in the Public Realm, whilst wildlife and ‘Dark Skies’ attributes are protected.

Similarly, there is no information relating to dwelling exterior lighting provision to illuminate vulnerable private spaces (e.g. car parking) throughout darkness.

Without reference to the ‘Maximising Security through Design’ document, there is no information relating to physical security measures, i.e. protecting dwellings and garages against forced entry....

I recommend the incorporation of all dwelling exterior doors and vulnerable windows certified to PAS 24:2022 and including a pane of laminated glazing (BS EN 356:2000) as appropriate.

I recommend the incorporation of garage vehicle entry doors certified to LPS 1175 or equivalent security standard.

I shall be pleased to advise on any crime prevention issues arising from this application.

Best regards

Andy Hunton
Designing Out Crime Officer

Cumbria Constabulary
C/O Carlisle Police Station, Brunel Way, Durranshill Industrial Estate, Carlisle, CA1 3NQ



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