

From: Hunton, Andrew
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To: Development Control
Subject: 139No. Dwellings, Former Marchon Chemical Factory, High Road, Whitehaven

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Your ref 4/21/2432/0F1

My ref CO/1562/23

FAO Nick Hayhurst

Many thanks for your consultation dated 30th November 2023. I wish to offer the following comments, which I have considered from a crime prevention perspective.

Unfortunately, I can find no reference in the published drawings and documents that includes Policy DM10 or relevant information that demonstrates how these requirements have been implemented.

DM10

D Address vulnerability to and fear of crime and anti-social behaviour by ensuring that the design, location and layout of all new development creates:

- i) Clear distinctions between public and private spaces
- ii) Overlooked routes and spaces within and on the edges of development

The Design and Access Statement (Item 2.1 Planning Context) implies the adoption of Secured by Design principles (New Homes 2014) – but there is no detail that describes how any crime prevention measures have been incorporated into the design of the development.

Due to an apparent technical fault, I have been unable to view the drawings of Housetypes 'Whiteleaf' or 'Rivington' to clarify layouts that would suggest the incorporation of 'active' windows within gable walls (see below).

Generally, the dwellings *are* arranged to overlook the site access routes and communal spaces. For example, the play area is situated to the front of and directly overlooked by Units 33, 130 – 133.

However, there are various locations where natural surveillance opportunities are compromised and so shall be more prone to criminal or anti-social activity occurring:

- Communal space to north of the site. The closest dwelling Unit 96 (Whiteleaf) is orientated to face east and subsequently has no (apparent) view of the unrestricted space directly adjacent to the north
- Communal space north east of the site. The closest dwellings Unit 5 and 6 (Rivington) have no (apparent) views of the adjacent space that permits unrestricted approach to their garden boundaries

- Car parking provision for Units 127 – 133 – Positioned to the rear of the dwellings with no supervision afforded. The closest dwelling, Unit 129 (Saunton) presents an inactive gable towards the access. The garages to Units 130 – 133 are not obviously associated to their dwellings and subsequently lack ownership and influence from them
- Garages to Units 138 & 139 appear more obviously associated to Unit 122 – Similarly, garage and parking to Unit 126 are more obviously associated to Unit 127. Ownership and responsibility for supervision should not be absolved to neighbours

The Landscape Plan (with POS Context) drawing depicts "Low evergreen flowering hedge to enclose the frontages to plots 130-133 providing some separation from the POS and a semi-private space".

This measure should be deployed to all curtilages, thereby declaring obvious demarcation of public and private space.

I do not concur with other annotations that state "Rear garden screen fencing facing the POS to be screened with taller shrubs with high evergreen content for winter cover" and "Tall evergreen shrubs to the rear garden fences create a natural boundary and enhances the streetscape image" and "Taller evergreen flowering shrubs and a trio of tall specimens visually soften the screen fencing to the rear gardens and the house gable walls which creates an attractive landscape setting for the access road corridor" as these may impede natural surveillance opportunities, e.g. from upper floors.

Other appropriate crime prevention measures

- Car parking – Only described as in-curtilage. Otherwise, car parking is positioned to the front of associated dwellings where it can be readily overlooked
- Street lighting scheme – no detail or description of which footpaths shall be illuminated
- Dwelling exterior lighting schemes – no detail
- Dwelling physical security – No detail. I recommend the incorporation of external doorsets and ground floor (and vulnerable) windows certified to PAS 24:2022 and including a pane of laminated glazing (BS EN 356:2000) as appropriate
- Garage physical security – No detail. I recommend the incorporation of vehicle entry doors certified to LPS 1175 or STS 202:2021

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

Best regards

Andy Hunton
Designing Out Crime Officer

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