

## Oliver Hoban

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**From:** Hunton, Andrew  
**Sent:** 30 October 2023 13:15  
**To:** Development Control  
**Subject:** Formation of Public Open Space, Edgehill Park Residential Development, High Road, Whitehaven

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### FAO Christopher J Harrison

Please forgive the delay in responding to this consultation. I wish to offer the following comments, which I have considered from a crime prevention / community safety perspective. I have perused the drawings and documents to ascertain if this proposal complies with the Local Plan and Development Management Policies:

#### Policy DM10 – Achieving Quality of Place

The Council will expect a high standard of design and the fostering of 'quality places'. Development proposals will be required to:

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

Item 5.11 of the published Planning Statement advises that the intention of this proposal is to provide an area of Public Open Space "with the adjacent approved housing balance fronting from the north and east, providing good surveillance and meeting 'Secured by Design' objectives.

I concur that the positioning of the POS is preferable, where it shall be addressed by the closest dwellings.

However, from my interpretation of the published illustrations, casual supervision of this space will be compromised by:

- Lack of proximity of these dwellings to exert their influence across the entire space – The layout suggests 8 dwellings are directly orientated towards the space, 3 others present 'inactive' gable walls towards it
- The arrangement of mounds within the space shall obstruct views (the illustration depicts overlooking from upper floor windows only). Only activity occurring on top of the mounds shall be easily visible

- An extensive landscaping scheme will further restrict surveillance opportunities of the space, as it matures
- Natural surveillance from passing motor vehicles shall be negligible

## Secured by Design Guidance Homes 2023

7.8 The National Design Guide states on page 31, Paragraph 105 that ‘careful planning and design create the right conditions for people to feel safe and secure, without the need for additional security measures. These include:

- buildings around the edges of a space
- active frontages along its edges, provided by entrances onto the space and windows overlooking it, so that people come and go at different times
- natural surveillance from inside buildings provided by windows and balconies, so that users of the space feel they might be overlooked by people from inside
- reasons for people to enter into the space, for an activity or destination or because it is on a natural line of direction of travel

9.2 Facilities should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access.

Communal spaces as described above should not immediately abut residential buildings.

18.3 Planting should not impede the opportunity for natural surveillance and wayfinding, and must avoid the creation of potential hiding places. As a general recommendation, where good visibility is needed, shrubs should be selected to have a mature growth height no higher than 1m, and trees should have no foliage, epicormic growth or lower branches below 2m, thereby allowing a 1 metre clear field of vision.....”

I therefore suggest that the extent and arrangement of the mounds should be reconsidered to optimise views as intended. The choice and location of plant species should be reappraised to ensure they do not inadvertently obstruct casual supervision.

I trust this response is helpful. I shall be pleased to advise on any Secured by Design issues arising from this application.

Best regards

**Andy Hunton**  
**Designing Out Crime Officer**

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