

From: Hunton, Andrew
Sent: 19 September 2025 10:12
To: Development Control
Subject: 70No. Dwellings, Land South West of Summergrove Park, Whitehaven

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Your ref 4/25/2307/0F1

My ref CO/1698/25

FAO Christopher Harrison

Many thanks for your consultation dated 11th September 2025.

I wish to offer these comments, which I have considered from a crime prevention perspective. I have perused the published Planning and Design and Access Statement, but there is no reference to Policy DS4, or the associated guidance (item 6.4.6) in this regard.

The dwellings are generally arranged to overlook the vehicular access roads and each other without compromising privacy. The prevalence of blank or 'inactive' gable elevations within the various housetypes results in restricted surveillance opportunities, either across communal space or within private garden spaces.

Of particular note is the development's isolation from the 'Phase 1' and 'Phase 2' BNG sites, apparently forming the Public Open Space. The closest dwellings, Units 56 and 57 (Housetype A) ignore this feature. In comparison, the communal space formed by the 'Dry Retention Basin' is directly addressed by Units 36 – 40.

There is also unrestricted and potentially unobserved pedestrian access from the adjacent Summergrove Park, which appears to be extensively landscaped. Unit 25 (Type B Housetype), presents only bathroom windows towards the route, obscured by a landscaped boundary treatment.

The development access road is completely unobserved, until reaching Unit 1 and beyond.

The landscaping scheme is extensive, so the location and choice of species is essential to ensure that views are not obstructed, nor the effects of lighting impeded as plants mature. A strict maintenance programme must be established to keep the scheme trimmed.

The Landscape Architect and Lighting Engineer must collaborate to ensure there are no future conflicts between these elements.

"Designing out crime

6.4.6 When drafting proposals applicants should remove opportunities for crime and in doing so reduce the vulnerability of people and property and the fear of crime. Simple design measures such as ensuring public spaces are overlooked or providing appropriate lighting should be considered early in the planning process. Secured by Design have developed a series of guides to help developers design out crime....."

(It is noted another area of communal space, opposite Unit 1 and adjacent to Unit 5, falls outside the development red line).

However, the extensive utilisation of hedging establishes obvious front curtilages to almost every dwelling, which clearly identifies the demarcation of public and semi-private space. The deployment of 1.8m to form rear and side garden boundaries is noted. Matching gates must be fitted with locking furniture to deter intrusion.

It is noted that car parking is generally positioned to the front of their associated dwellings, confirming ownership and direct overlooking.

However, car parking provision for the Almshouses is positioned to the rear, lacking obvious ownership and where views shall be obstructed by rear garden boundaries. There is an implied reliance on the limited overlooking from Units 46 – 48, which is partially obstructed by the trees and shrubs positioned along the access road.

There is no information relating to street lighting or dwelling exterior lighting schemes - Policy DS4 m).

There is no information relating to the protection of dwellings and garages from forced entry – Policy DS4 k)

Emerging crime issue

There is no information relating to the incorporation of sustainable energy technology. This invariably takes the form of ground/air source heat pumps, photo voltaic panels and electric vehicle charging facilities.

Crime trends occurring nationally include the theft of these items – invariably during the construction stage, prior to occupation.

I therefore recommend the deployment of a proprietary Property Marking product (e.g. a covert forensic fluid) to uniquely identify true ownership of this equipment. Consideration must also be given to the deployment of lockable cages for ground mounted components.

(Please note I shall be unable to address any crime prevention queries arising from this application until after 20th October 2025).

Best regards

Andy Hunton
Designing Out Crime Officer

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