
From: Hunton, Andrew
Sent: 24 March 2026 16:08
To: Development Control
Subject: Refurbishment and Extension of Building for Community Use, etc. Former Red Lion Hotel, 2 Market Place, Egremont

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Your ref 4/26/2044/0F1
My ref CO/1736/26

FAO Christie M Burns

Many thanks for your consultation dated 4th March 2026.

I wish to offer the following comments, which I have considered from a crime prevention and community safety perspective. Item 7.2.1 of the published Design, Access and Heritage Statement makes reference to Policy DS 4, but I can find no relevant information that indicates how crime prevention measures shall be incorporated into this development, or includes detail as outlined under 6.4.6 of the Local Plan 'Designing out crime'.

From my interpretation of the accompanying drawings, I have highlighted several issues below, which the Applicant should address to be able to demonstrate compliance with Council Policy:

Illustrative Masterplan

- Site perimeter treatments – construction and dimensions of boundary treatments to obviously define the space and to clarify if it is intended that invited access to the Public Realm shall be withdrawn outside 'business' hours. If so, how unauthorised entry shall be enforced
- Provision for secure cycle parking

Planting Strategy

- Choice, location and density of new species to ensure that views do not become obstructed, nor the effects of artificial lighting impeded as shrubs and trees mature
- Lifting the canopies of various existing trees on the site
- Lifting the canopy on the 'existing' Lime tree in Main Street (to enhance views towards the primary entry and frontage)

Design, Access and Heritage Statement – Item 4.0 Public Realm design principles & Item 7.2.2 (National Planning Policy Framework)

- There is no information to indicate how this space shall be monitored or casually supervised outside 'business' hours. Public Realm must be perceived as being 'safe' to encourage legitimate activity:
(Views from the closest surrounding dwellings will be significantly obscured).

National Planning Policy Framework

135. Planning policies and decisions should ensure that developments:

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

[CBP-10598.pdf](#)

[safer-parks-conference-report-june-2023-final.pdf](#)

Proposed Frontage Building Elevations

- Specification of new aluminium framed doors and ground floor windows to resist forced entry and malicious damage (I recommend the deployment of all exterior doors and windows, certified to LPS 1175 AR1 as a minimum standard)
- Presence of laminated glazing (BS EN 356:2000 P2A) in all glazed elevations to resist malicious damage – or consider the deployment of 'Hammerglass'TM
- Avoid or mitigate against features that can be exploited to assist access to flat roof – i.e. Frontage Building (presence of sustainable energy technologies and potential point-of-entry for burglary)

Design, Access and Heritage Statement

- Item 5.16 – Lighting Strategy – a sensitive lighting scheme to exhibit high Uniformity and suitable CRI values, whilst protecting nocturnal wildlife and 'Dark Skies' attributes. Bollard lighting is not suitable for space illumination and should be deployed for way-finding purposes only. Bollard and feature uplighters are more vulnerable to malicious damage

Institution of Lighting Professionals [FR-ILP-Lighting-against-Crime-2025.pdf](#)

Proposed Community Building Ground Floor and First Floor Plans

- Robust internal access controls to separate publicly accessible spaces from stores / plant / staff change rooms etc.
- Secure storage for staff personal belongings
- Casual supervision of the WC's to deter misuse
- Noted bin store in front elevation at Main Street. To be kept secure when not awaiting collection to prevent exploitation as climbing aid or source for arson

Other Appropriate Security Measures

- Presence and configuration of an intruder alarm system(s) – If Police attendance is required, the equipment and appointed Alarm Receiving Centre must be compliant with National Police Chiefs' Council Security Systems Policy.
[Police Requirements & Response to Security Systems](#)
- Avoidance of storing cash on premises overnight or presence of Insurance Approved safe(s) certified to BS EN 1143-1:2019 or LPS 1183
- Presence and configuration of CCTV, observing external and internal communal spaces (Image Standard and compliance with GDPR legislation issues to address). The Client must

be involved in the preparation of a suitable CCTV 'Operational Requirement' document and not merely rely on an appointed contractor to design, implement and commission a scheme that may not be fit-for-purpose

- Emerging Crime Trends – The DAHS describes the presence of sustainable energy technology in the form of photovoltaic panels and air source heat pumps. Crime trends occurring nationally reveal the theft of these items – invariably during the construction stage. 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

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

Best regards

Andy Hunton
Designing Out Crime Officer

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