

From: Hunton, Andrew
Sent: 28 April 2025 14:54
To: Development Control
Subject: Refurbishment of Scalegill Hall Farm and Residential Application (Outline), Scalegill Road, Moor Row

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Your ref 4/25/2120/0F1
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FAO Christopher Harrison

Many thanks for your consultation dated 4th April 2025.

I wish to offer the following comments, which I have considered from a crime prevention perspective. It is acknowledged that the application for 20 new build dwellings is for Outline permission, so the published layout is indicative only.

Item 5.0 (Planning Policy) appears to refer only to the former Copeland Local Plan 2013-2028. Item 5.17 of the Planning Statement refers to Policy DM10 (..."Address vulnerability to and fear of crime and anti-social behaviour.....") There is no reference to Policy DS4 of the Adopted Local Plan 2021-2039 and there is no additional information in the Design and Access Statement explaining how this application complies with either DM10 *or* DS4 (or describing how proposed crime prevention measures comply with Item 6.4.6 of the adopted Local Plan).

The Boundary Layout drawing refers to Type 1, 2 & 3 Boundaries but does not describe type, construction material, height or incorporated gate furniture to deter intrusion.

It would therefore be helpful if the Applicant could provide the following information to demonstrate compliance with Policy DS4 k) - taking into consideration secured by design principles and m):

- Layout and orientation of dwellings that optimises natural surveillance opportunities across all communal and private spaces (e.g. incorporates 'active' windows in gables to permit views without compromising privacy to neighbours)
- Formation of front curtilages i.e. to form clear distinctions between public and private spaces
- Landscaping scheme that incorporates plant species that will not obstruct views or impede the effects of lighting as they mature
- Physical security of dwellings to resist forced entry, i.e. incorporation of exterior doors and windows certified to PAS 24:2024 and including a pane of laminated glazing (BS EN 356:2000). Garage doors to be certified to LPS 2081 or an equivalent standard. The Listed Building status should not preclude the adoption of certified security products
- Incorporation of modern domestic intruder alarms - or provision within electrical circuits for easy installation at a later time

- Secure external waste bin storage (to mitigate against bins being exploited as climbing aid or source for arson)
- Sensitive communal and vulnerable private space external lighting schemes

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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