

Oliver Hoban

From: Hunton, Andrew
Sent: 19 June 2025 15:46
To: Development Control
Subject: Variation of Condition 2 (Of Approval 4/20/2474/OR1) Revised Housetypes and Layout, Edgehill Park, Whitehaven (Phase 3)

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Your ref 4/25/2181/0B1

My ref CO/1682/25

FAO Christopher Harrison

Many thanks for your consultation dated 5th June 2025. I wish to offer the following comments, which I have considered from a crime prevention perspective.

The published Planning Statement (Item 3.3) acknowledges the Copeland Local Plan 2021-2039 as the appropriate starting point to determine the proposal. My response refers to this application's compliance with Policy DS4 (Design and Development Standards) and Item 6.4.6 of the Local Plan.

This is a strong layout with dwellings predominantly arranged to overlook access routes and communal spaces - and interlocking rear gardens to deter intrusion. However, the prominence of housetypes with blank or 'inactive' gable walls has the effect of restricting surveillance opportunities in several locations. The closest dwellings cannot provide casual supervision to these spaces, thus compromising the development's overall security. Consequently, these spaces and locations are more likely to attract criminal or anti-social activity, to the eventual detriment of those residents.

These locations are depicted:

- Unit 24 Housetype Sanderson, presents a windowless (right) elevation towards the formalised footpath and associated communal space (Units 41 – 43 directly overlook it)
- Between Unit 45 (Housetype Pearson, left elevation) 'inactive' gable and Unit 112 (Housetype Masterton, right elevation) 'inactive' gable exhibiting obscured glazing in bathroom windows
- Unit 178 (Housetype Masterton, left elevation, presents a windowless gable towards the formalised path and associated space
- Between Unit 174 (Housetype Cooper, right elevation) and Unit 175 (Housetype Wilson, left elevation) blank gables
- Units 85, 97, 132, 137 - the prevalence of the Housetype Blencathra unwittingly creates unobserved and sheltered undercroft areas that may attract nuisance gathering. There are no windows at ground floor to permit the resident to supervise the voids. Any views into the voids are reliant on adjacent dwellings. (There is no indication if these spaces are illuminated during darkness). However, surveillance opportunities from Blencathra Units towards the parking spaces beyond are good

The majority of car parking provision is situated towards the front of dwellings, where it is directly overlooked.

Unfortunately, casual supervision of parking positioned to the side of dwellings (e.g. Unit 35 (Housetype Dawson), Unit 64 (Housetype Hallin, Unit 105 (Housetype Carrock?) and Unit 106 (Housetype Hallin) is inhibited by the lack of windows in adjacent gables.

The comments in the Design Response Document (Green Infrastructure) are noted.

It is important that the landscaping scheme does not obstruct views, create hiding places, or impede the effects of street lighting as it matures. The Lighting Engineer and Landscape Architect must collaborate to ensure conflicts between these elements do not arise in the future. A strict maintenance programme must be implemented, so that shrubs and tree canopies do not become overgrown.

There is no information in the Design Response Document that indicates how street lighting or dwelling exterior lighting schemes shall be arranged, i.e. compliance with Policy DS4 (m).

There is no information that refers to the physical security of dwellings (i.e. specification of exterior door and window products) to indicate compliance with Policy DS4 (k) and item 6.4.6 (Secured by Design 'Homes 2025').

I recommend the incorporation of door and window products certified to PAS 24:2022 and including a pane of laminated glazing (BS EN356:2000) as appropriate. Where garages are provided, I recommend the deployment of vehicle entry doors certified to LPS 1175 AR1 or STS 202 BR1, to resist forced entry.

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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