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Town Planning

Mr C Harrison
Planning Officer
Cumberland Council (Former Copeland Area)
BY EMAIL ONLY: christopher.Harrison@Cumberland.gov.uk
4 December 2023

Dear Chris

Re: Full Planning Application 4/23/2773/0F1 (valid 2nd October 2023) for the Formation of a Public Open Space Landscaped Mound in Association with Edgehill Park Residential Development Approved under Planning References 4/13/2235/0O1 and 4/20/2474/0R1

I write following the receipt of comments from consultees, in particular those of Cumbria Constabulary in regards to community safety. We are pleased that no other comments have been raised in objection or concern to the application proposals.

The comments of the Designing Out Crime Officer are noted and as a result a further section plan has been produced in order to demonstrate the overlooking which is possible from surrounding properties (reference 54D.90.9.STB Rev P1). Our response to the detailed points raised is as follows.

1. Ability of dwellings to exert their influence across the space

The areas of bunding have been designed in such a manner that they are positioned on an platform of higher land accessed via clear mown pathways from the adjacent roadways. There are no physical shelters or structures to be placed on the land and it will be completely open to the elements. Once on the platform, the bunds are placed in a manner which will allow their interactive use for informal play and are in

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sections approximately no more than a metre in most cases which will ensure that once in the area, views across it will be open.

In relation to the dwellings which overlook the land to two sides, there is a mixture of ground floor, first and second floor windows which provide overlooking:



This ensures that overlooking can occur from the dwellings when undertaking a range of different activities or using different spaces within the dwellings. Eleven dwellings directly overlook the space with 3 gables also overlooking all of which benefit from windows which will enable passive overlooking when going up and down the stairs etc.

In addition, the space is framed by access roads to plots 98-100 and the connector road to plots 132 to 142 and a visitor parking space which leads to good general levels of pedestrian and vehicle overlooking. Not only do the roads within the development frame the site but also High Road which provides access into the wider

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Woodhouse and Kells area and is a well used highway. This will increase in use when the proposed coal mine is operational.

There are therefore many opportunities for passive surveillance in this area.

2. Landscaping

The proposed landscaping plan includes for wild meadow planting, grass and mown grass paths and native shrubs. There are no areas of planting which would provide areas to hide within such as tree planting.

This is consistent with the advice within the Secured By Design document which states that planting should not impede the opportunity for natural surveillance and will not create potential hiding places.

3. Arrangement of Mounds

In relation the arrangement of the mounds and the views through from the surrounding dwellings, plot 87 has a view through to the base platform, also plots 139-141 and plot 132 from its gable windows. The remaining plots all have views across the entirety of the site, as the platform level is higher than the road levels, users of the site will be easily observed.

There are three clearly defined entrances and exits to the space which are all overlooked and will further contribute to the overall appropriate use of the space and visibility of users.

We are therefore firmly of the view that the arrangement of the mounds have been positioned in a manner which will enable the industrial heritage of the site to be dealt

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with at source in a safe and productive manner, provide an appropriate screen to the proposed new coal mine in order to minimise any conflict between the developments and create a positive usable amenity feature in this area of the development in an area which has been to date fenced off and an unattractive feature within the landscape. The scheme does benefit from a good level of passive surveillance and will be a benefit to the wider scheme.

Please do not hesitate to contact me should anything further be required.

Yours faithfully

Rachel

Rachel Lightfoot MRTPI