
From: Hunton, Andrew >
Sent: 01 August 2024 16:21
To: Development Control
Subject: 18No. Dwellings, Land Between Griffin Close and Greenvale Court, Frizington

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FAO Sarah Papaleo

Many thanks for your communication dated 30th July 2024. I wish to offer the following comments, which I have considered from a crime prevention perspective.

I have perused the published drawings and documents to verify if this application complies with Policy DM10 of the Local Plan, or makes reference to Policies DS5PO or DS7PO in this regard. There appears to be no Planning Statement for this application that would explain how the application complies with all relevant policy for a residential development.

The Design and Access Statement describes how "The development will focus on place making to enhance the public realm, providing high quality streetscapes and landscaping to improve the aesthetic appearance, security and social infrastructure for residents.... But there is no information that indicates how crime prevention measures have been incorporated into the design. There is some information relating to the formation of rear gardens and proposed materials for external doors and windows.

Layout

The dwellings are generally arranged to overlook communal spaces and the access roads, without compromising privacy. However, the prevalence of 'inactive' gables (exhibit only obscured windows to bathrooms etc. that do not permit easy views) restricts natural surveillance opportunities to householders, for example:

Unit 1 – towards the main access road and visitor parking spaces

Unit 9 - towards car parking and the pedestrian route from Griffin Close

Unit 12 – towards car parking spaces

Unit 13 – towards the adjacent communal space (unrestricted access)

Unit 18 – towards car parking spaces

Street Lighting

There is no information regarding the extent of the proposed lighting scheme (i.e. if the pedestrian route via Griffin Close shall be illuminated). The lighting scheme should exhibit high uniformity and CRI values to promote confidence and reassurance in the public realm. Consideration must also be given to protection of wildlife (having regard to the semi-rural location) and 'Dark Skies' attributes.

Dwelling Exterior Lighting

No information provided.

I recommend the deployment of low-energy, low intensity items, controlled by photocell (NOT passive infrared sensor, which may falsely activated by wildlife or domestic animals). Illumination to be provided to front and rear elevations to every dwelling – and to walkways adjacent to dwellings or car parking spaces where these are not illuminated by the street lighting scheme.

Landscaping

It is noted 'a detailed landscape will be prepared at the planning condition stage'. This document should also advise of the proposed maintenance programme. The choice and location of species must be carefully considered to ensure plants do not obstruct views or create hiding places as they mature.

Boundary Treatments

Noted deployment of 'Close boarded timber fence to rear gardens'. This item should be not less than 1.8m in height, with matching lockable gates to prevent intrusion.

Dwelling Physical Security

External doors described 'Composite insulated doors, colour tbc)

Windows described uPVC casement with pc concrete sills

I recommend all exterior doors and ground floor windows to be certified to PAS 24:2022 and fitted with a pane of laminated glazing (BS EN 356:2000) as appropriate.

By the implementation of each of the security measures described above, I invite the Applicant to achieve Secured by Design accreditation for this development.

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

Best regards

Andy Hunton

Designing Out Crime Officer

T: 101, Option 2, ext 49192

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Cumbria Constabulary

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