

From: [Beswick, Keith, 17000](#)
To: [Planning \(HPBC\)](#)
Subject: Response to consultation for application DOC/2024/0120 - Hallsteads Close, Dove Holes.
Date: 18 December 2024 17:24:49

Hello Jane,

Thank you for sending notification of this application to discharge conditions set out in the decision notice for

the residential site approved under HPK/2019/0028.

At the time of approval we passed comment upon and queried the number of residential blocks of three or more units,

which had the potential to complicate garden access, and introduce longer unsupervised shared garden access paths, which

can be crime generators, and often seats of nuisance such as fly tipping.

The approved scheme reduced the number of such blocks, which we see as positive.

Of the conditions to be discharged, condition 15 for hard and soft landscaping includes enclosures, and condition

24 deals specifically with the issue of secure garden access provision.

Looking at the detail submitted on boundaries plan SP-01 rev 1 (labelled and referred to as HJK-DG-BTP) there are some amendments

which need to be made to address the point above, and for these two conditions to be discharged.

There is an access route between plots 2 and 3, presumably intended to allow for the movement of garden waste or bulky items from the rear access points to the front of plots 3 and 4.

The route introduces an uncontrolled, narrow and poorly overlooked access point between the estate road and private parking court to the back of these plots, which would have a detrimental effect of the hierarchy of space for surrounding plots, weaken territoriality, and as a consequence affect amenity.

If this route is seen as absolutely necessary, it should be subject to controls to restrict use to the affected plots only, and other access should be taken by the close-by main walkway between plots 1 and 60.

This will require enclosure using a gate similar to that proposed for individual plot access, but framed in addition to the ledged and braced units illustrated, to be able to practically include a mortised or surface mounted lock which can be key lockable from both faces.

There are also unsecured longer shared garden routes which allow access to the rear of housing, which will also need to be communally secured in a similar manner, with similar ironmongery.

The route for plots 13, 14, 46 and 47 should be secured from the front elevation of plot 47.

The route for plots 21, 22, 23, and 24 should be secured from the front elevation of plot 22.

The route for plots 29, 30, 31 and 32 should be subject to enclosure and secured between plots 30 and 31.

Regards

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