
From: Hunton, Andrew
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To: Development Control
Subject: 95No. Dwellings, Parkside Road, Cleator Moor

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FAO Christopher Harrison

Please forgive the delay in responding to this consultation. I wish to offer the following comments, which I have considered from a crime prevention perspective.

The published Planning Statement makes reference to Policy DS4 (k) but does not describe how crime prevention measures shall be implemented in this development, incorporating 'Secured by Design' principles.

The dwellings are generally arranged to address the vehicle routes, but various communal spaces and formalised routes are not overlooked and there is more likelihood of unwelcome and anti-social behaviour occurring:

- The SuDS basin and associated Open Space is ignored. The closest dwelling, Unit 01 (housetype Whillian) presents a blank gable wall towards this feature and casual supervision of this space is negligible
- Unit 51 (housetype Whillian) presents a blank gable towards the footpath and associated communal space towards the rear of Units 51 – 53. Similarly, Unit 85 (housetype Derwent) presents a blank gable towards this space
- Units 15 (housetype Whillian) and 16 (housetype Eden) present blank gables towards the formalised footpath and associated communal space in the direction of Frizington Road
- The Public Open Space to the extreme West does not form a cohesive element to the development and is completely ignored by the closest dwellings - Unit 77 (housetype Derwent, Unit 95 (Whillian) and Unit 94 (housetype Wreay), each presenting blank gables to this space.

Conversely, the Central Landscape Space is directly addressed by numerous dwellings, from various directions – demonstrating that this attribute is acknowledged and can be achieved.

Item 5.4 of the Design and Access Statements refers to the formation of boundary treatments:

The relationship between public and private space is key when designing safe and attractive environments. The careful design of boundary treatments is therefore an important masterplan mechanism for developing distinctive character areas and hierarchy of street typologies, whilst also ensuring that functional requirements of access, security and privacy are delivered.

However, the Boundary Treatment Plan does not indicate how front garden curtilages shall be established, to obviously inform and separate public and private spaces. Physical treatments are the most effective for this purpose and can be easily achieved utilising a continuous line of low-level planting (thereby contributing to the biodiversity gain of the development).

There is no information relating to the proposed street lighting and private external lighting schemes:

Secured by Design – Homes 2025

19 Street lighting

19.1 All street lighting for adopted highways and footpaths, private estate roads, unadopted roads and car parks must comply with BS 5489-1:2020. Where conflict with other statutory provisions occurs, such as developments within conservation areas, requirements shall be discussed with the DOCO and the local authority lighting designers.

The Applicant should advise on the extent of the proposed scheme, importantly advising which areas will *not* be illuminated.

The purpose of dwelling exterior lighting is to protect vulnerable private areas, to deter intrusion and enhance natural surveillance during darkness.

There is no information relating to the physical security of dwellings and garages:

Secured by Design – New Homes

20.1 Planning policy in England and Wales has demonstrated that security forms part of a sustainable and vibrant development....

20.3 The experience gained by the UK police service over the past 35 years in the subject area of designing out crime, has led to the provision of a physical security requirement considered to be more consistent than that set out within GB Building Regulations; specifically, the recognition of products that have been tested to the relevant security standards....

Accordingly, I recommend the incorporation of external door and ground floor window products certified to PAS 24:2024, including a pane of laminated (BS EN 356:2000) glazing as appropriate. I recommend the incorporation of garage vehicle entry doors certified to LPS 2081, LPS 1175 or equivalent security standard.

Emerging Issue – Protection of external Heat Pump equipment

I can find no information in the Design and Access Statement that refers to sustainable energy provision. Increasingly, this takes the form of heat pump technology to provide domestic central heating and hot water.

A crime trend is occurring nationally for the theft of external heat pump equipment – invariably during construction stage, prior to occupation.

I therefore recommend the deployment of a proprietary Property Marking product (e.g. a covert forensic fluid) to uniquely identify true ownership of these items.

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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