

Oliver Hoban

From: Hunton, Andrew
Sent: 31 December 2024 11:11
To: Development Control
Cc:
Subject: Various Use Building, Land North East of Leconfield Industrial Estate, Cleator Moor

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(Copied to Avison Young)

Your ref 4/24/2400/OR1
My ref CO/1646/24

FAO Heather Morrison

Many thanks for your consultation dated 12th December 2024. I wish to offer the following comments, which I have considered from a crime prevention perspective. I am pleased to report that I have been consulted separately by the Design Team to discuss security measures, thus demonstrating compliance with Policies DM10 and DS5PO of the Local Plan. Appropriate security measures refer to:

Building footprint and orientation – the building exhibits long sightlines along each elevation, without any significant recesses or protrusions that could be exploited as a hiding place. The building is orientated towards the main access road, which will maximise legitimate activity and generate natural surveillance opportunities around the main entrance and primary communal space.

Landscaping scheme – choice, location and bedding density of species shall be carefully considered to ensure that plants do not obstruct views, impede the effects of lighting or create hiding places as they mature. A strict maintenance programme will ensure that trees and shrubs are regularly trimmed and thinned to preserve views.

Exterior lighting scheme – the scheme should exhibit high uniformity and CRI values to optimise natural and formal surveillance. Lamps to be carefully placed and directed to avoid light nuisance and upward pollution. The scheme should be controlled by photoelectric cell or timer for optimum effect during darkness. The use of motion sensors should be avoided as these can be falsely activated by wildlife.

Car and Cycle parking – placed in prominent locations that will attract casual supervision but should also be within CCTV arcs. The deployment of 'Sheffield' type stands is considered as best practice, which provides the cycle owner with a variety of locking options. Noted the exterior bin store at the south of the building partially obscures supervision (from the building) of the adjacent cycle parking. These two facilities should be swapped.

Bin store – Positioned well away from the building and to remain secure when not awaiting collection. (To mitigate against exploitation as climbing aid or source for arson).

Building physical security – incorporation of all exterior doors and opening windows at ground floor should be certified to a recognised security standard (e.g. LPS 1175) to resist forced entry and malicious damage. Windows and all glazing at ground floor should incorporate a pane of laminated glazing (BS EN 356:2000)

Intruder alarm system – if police attendance is required, the equipment and appointed Alarm Receiving Centre must be compliant with National Police Chiefs' Council Security Systems Policy. Otherwise the system to be configured to effectively detect an intrusion and generate a prompt response by appointed keyholders or security patrol (personal safety measures to be considered).

Internal access controls – robust physical separation of private offices / store and plant rooms, etc. from communal spaces and 'public' rooms. Deployment of electronic fobs or swipe card, controlling entry by solenoid locks, provides an effective audit and management system.

CCTV – an 'Active' (Event Driven) scheme, integrated with the intruder alarm and providing remote access to approved users and the Alarm Receiving Centre. The Client must be involved in the preparation of the 'Operational Requirement' document and must not merely rely on an approved contractor to design and commission a scheme that may not be fully effective. Consideration to be given to which external and internal spaces shall be observed, having regard to the required Image Standard for each camera and ensuring compliance with GDPR legislation.

Pedestrian/Cycle links to C2C – Consideration for the deployment of footpath obstructions or restricting links to the site to deter unauthorised motor vehicle access.

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

Best regards

Andy Hunton
Designing Out Crime Officer

Cumbria Constabulary
Brunel Way, Durranshill Industrial Estate, Carlisle, CA1 3NQ

