

Sent: 14 November 2025 07:56

Subject: RE: Attached letter from Kirklees Council regarding application number 2025/92836 at location The Priory, Whitechapel Road, Cleckheaton, BD19 6HR

Thank you for your e-mail. My comments are as follows.

Condition 14- security measures:

I have reviewed the submitted Crime Prevention Statement.

Doorset specification is provided as PAS 24-1. To comply with Part Q of the Building Regulations, easily accessible doorsets in new dwellings must be certified to PAS 24:2012 as a minimum. The newer the standard, the better the level of security offered with the most current one being PAS 24:2022+A1:2024.

The window standard is provided as BS7950- this is obsolete and no longer compliant with Part Q of the Building Regulations. Again, the minimum standard for all easily accessible windows is PAS 24:2012. For residential properties, Secured by Design recommends the following minimum standards for easily accessible windows:

PAS 24:2022+A1:2024, PAS 24:2022, STS 204 (certified to PAS 24:2022+A1:2024), LPS 2081 Issue 1 Security Rating A, STS 222 Issue 4 Burglar Resistance BR1(S), LPS 1175 Issue 8 Security Rating A1, STS 202 Issue 12 Burglar Resistance BR1 or LPS 1673 Issue 1 Attack Rating AR.A60.

Condition 15- boundary treatments

I have reviewed the following documents:

- Landscape Plan, Drawing No. H24-WC-010, Revision D dated 01/29/25
- Designing Out Crime Scheme Report, document id 1091143, listed in Supporting Information under planning application 2025/90655.

The overall boundary height will be 1.8m consisting of close boarded timber fence and stone walls, as shown on the site plan and outlined in the Designing Out Crime document. This is acceptable from a crime reduction perspective. Condition discharged.

Condition 16- lighting:

I have reviewed the External Lighting Strategy document (id 1108741).

Street lighting controlled by PIR sensors is not supported from a crime reduction perspective due to operational inconsistency. Additionally, such lighting can increase the fear of crime due to false activations. It would provide sudden bursts of light rather than contribute to lighting uniformity during the hours of darkness. This solution would also be likely to hinder the quality of CCTV footage onsite in those times- the parking provision is included in the coverage, as mentioned in the Crime Prevention Statement. With the car park likely occupied at night by staff members' vehicles, street

lights should provide a constant level of illuminance rather than motion triggered, short bursts as this will reduce surveillance and may give offenders an opportunity to work undetected.

Bollard lighting is not recommended either as it does not project a sufficient level of light at the right height and can be easily obscured or damaged.

Additionally, will solar powered street lights perform satisfactorily in autumn and winter months when sunlight can be sparse?

Kind regards,

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