



**WEST YORKSHIRE
POLICE**

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To: Adam Walker Investment & Regeneration Service Kirklees Council Civic Centre 1, Huddersfield, HD1 2EY	Ref: 2017/90180 Date: 8 th February 2017
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**Land at Ainley Top / Yew Tree Road / Burn Road, Huddersfield
Erection of 95 dwellings with access from Yew Tree Road & Burn Road**

Whilst I have no comments detrimental to planning approval, I have a number of concerns that should be addressed with specific crime prevention detail.

I would ask that a condition of planning approval is that the development shall incorporate measures to minimise the risk of crime and meet with the specific needs of the site and development. I would ask that details of crime prevention measures to be used should be submitted to and approved by the Local Planning Authority prior to the development commencing.

Specific areas of concern for the guidance of, and addressing by the applicants

Rear gardens bordering publicly accessible land or public rights of way

For example, where gardens back on to the existing PROW and on to Yew Tree Road, rear garden boundaries of 1.8m are insufficient for security. A minimum height of 2.1m is more appropriate, and this could be achieved by topping 1.8m closed boarded fenced with 0.3m trellis.

Dwellings Front Boundaries

It is important that the boundary between public and private space is clearly defined. Wherever possible throughout this development, the private 'front garden' space needs to be established, and not to be in an 'open plan' arrangement.

This could comprise of low walls, railings, fences or hedges.

The effect of having clear front boundaries would be to stop casual wandering across the face of individual houses, a common cause of nuisance and conflict, especially if it is easy to bang on doors and windows in walking past.

Private defensible space is needed.

Lighting outside external doors

Dusk till dawn lighting should be fitted outside all external doors.

Security of individual dwellings - External door and window specifications

External house doors and accessible windows should meet with the physical security requirements of 'Secured by Design'.

For full details, the applicants should refer to

http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf

In respect of easily accessible doors and windows, meeting with 'Secured by Design' guidance is also requisite for compliance with Building Regulations Approved Document Q (Security-Dwellings)

Supporting guidance

From '**National Planning Policy Framework**':

Planning policies and decisions should aim to ensure that developments:

- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

From '**Planning Practice Guidance**' (2014):

Designing out crime and designing in community safety should be central to the planning and delivery of new development.

From **Policy BE23 (Crime Prevention) of the Kirklees Unitary Development Plan**:

New development should incorporate crime prevention measures to achieve:

- i) Pedestrian safety on footpaths by ensuring through visibility from existing highways
- ii) Natural surveillance of public spaces from existing and proposed development
- iii) Secure locations for car parking areas

This report is submitted in the interests of crime prevention, and addresses our collective responsibilities under Section 17 of the Crime and Disorder Act, 1998

Gerry Gallagher AdCert ED & CP
Kirklees District Architectural Liaison Officer
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