



**WEST YORKSHIRE  
POLICE**

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To: Emma Thompson Investment & Regeneration Service Kirklees Council Civic Centre 1, Huddersfield, HD1 2EY	Ref: 2017/94124 Date: 28 <sup>th</sup> December 2017
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**Dunbottle Lane, Mirfield**

**Outline application for erection of up to 60 dwellings and associated means of access**

In respect of crime and disorder considerations, and given the layout as indicated, I have no comments adverse to the approval of this outline planning application.

However, at a detailed, reserved matters, planning application stage, I will 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 will 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.

**For the guidance of the applicants, the following are crime prevention design matters that should be addressed to gain the support of the police at detailed planning application stage:**

**Public open space to be well overlooked and lit**

All public open space and publicly accessible areas should be designed to allow as much supervision as possible from nearby dwellings. POS should not be positioned bordering the rear of dwellings.

Street lighting should be positioned to maintain surveillance of the footpath that is shown (in the indicated layout) traversing the POS.

**Dwelling front boundaries**

Where possible, front gardens should have a marked boundary that clearly distinguishes the private space of the garden, from the public space outside it. This should consist of hedge / low wall / fence / railings of around 1m in height.

Open plan frontages often contribute to complaints of nuisance and anti-social behaviour. By having a robust form of boundary treatment, there will be no dispute over ownership and maintenance of particular plots, and it will reduce the probability of desire lines being created across front garden areas.

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.

### **Rear gardens. Side boundaries dividing house plots from each other**

Plot dividers need to be tall and substantial enough to provide privacy, security and safeguarding. For example, 1.8m is a suitable height for the fencing that divides rear gardens from one another.

### **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](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)

### **Lighting outside external doors**

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

### **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

The above is not intended to be an exhaustive list of all crime prevention measures that may be advisable. I would be happy to give further advice to the applicants if required.

Gerry Gallagher AdCert ED & CP  
Kirklees District Architectural Liaison Officer  
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