



**WEST YORKSHIRE
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To: Nick Willock Investment & Regeneration Service Kirklees Council Civic Centre 3, Huddersfield, HD1 2EY	Ref: 2014/62/91813/W Date: 10 th July 2014
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**Hoyle Ing Dyeworks, Manchester Road, Linthwaite, Huddersfield
Part demolition and conversion of mill to dwellings and erection of new dwellings**

Specific concern

Rear of plots 13-17

This area is concern from a crime prevention point of view, and at present the police would oppose the layout as shown.

There is a secluded 'desire line' footpath (described on the drawings as a 'worn path') running in the wooded area at the rear of plots 13-17.

As I have indicated in response to a previous planning application at this site, this 'worn path' has clearly created a security risk for the former industrial premises.

Rolls of razor wire are in place upon the roof of the existing buildings, indicating a need for retrospective security measures in the past.

With the isolation and the contour of the land there, intrusion into the site has clearly been easy in the past and will continue to be so, unless measures to prevent crime and anti-social behaviour are included in the design.

The shared access footpath at the back of the plots would make things even worse for the residents. There is nothing to stop free movement along the path between 16 & 17.

The path would be hidden from view behind tall garden fencing, and create a hiding area from where burglary could be committed, nuisance and anti-social behaviour likely to take place, and the fear of crime would be heightened amongst residents.

An alternative layout is needed in respect of plots 13-17, and I would suggest the options include

- Reorientation of the houses
- Removal of the shared footpath
- Including recognised security specification for doors, windows and fencing



Forbidding, enclosed appearance, typical of communal rear access footpaths

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 '**Safer Places-The Planning System and Crime Prevention**' (ODPM 2004):

Crime and anti-social behaviour are more likely to occur if:

- Streets, footpaths and alleyways provide access to the rear of buildings.

(With regard to physical security considerations):

- Doors and windows should be specified to recognised security standards that make unlawful entry significantly more difficult.

From '**Manual for Streets**' (DfT 2007):

- Section 17 of the Crime and Disorder Act 1998 requires local authorities to exercise their function with due regard to the likely effect on crime and disorder.
- The layout of a residential area can have a significant impact on crime against property and pedestrians.

(With reference to 'Safer Places'):

- Access to the rear of dwellings from public spaces, including alleys, should be avoided. A block layout, with gardens in the middle, is a good way of ensuring this.

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