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To: Adam Walker Investment & Regeneration Service Kirklees Council Civic Centre 1, Huddersfield, HD1 2EY	Ref: 2016/62/91158/E Date: 10th May 2016

Flockton Green Working Mens' Club, Barnsley Road, Flockton
Erection of 87 dwellings, and demolition of existing working mens' club

Specific crime prevention concerns

I have a small number of specific layout concerns that should be addressed to enable me to support the planning application as it is at present.

Footpath at the rear of plots 74-76. Lockable gate(s) needed.
The security of the rear of several houses will be compromised unless the gates provided are lockable. The path as shown will be crooked and enclosed between tall fencing, providing a potential for loitering, hiding and a place from where crime and anti-social behaviour can be committed.

Space between plots 85-87. Vulnerability to car crime.
This publicly accessible space needs to be well overlooked, and provided with street lighting.
Cars parked in the spaces shown as 85-87 could be vulnerable to crime, particularly as they are so close to the main access into the development from Barnsley Road. They should be given as much surveillance as practicable from the homes of the car owners.

This could be done by including both of the following:

- Ensuring overlooking from active room windows in the side of plot 85
- What garden fencing detail is proposed where plots 86 & 87 border the parking spaces? Is it 1.8m close boarded fencing? If so, this should be topped with trellis, ie. 1.5m fencing topped with 0.3m trellis.

Other routine crime prevention design detail that should be included

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 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.

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:
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
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