



**WEST YORKSHIRE
POLICE**

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Kirklees District**

Architectural Liaison Officer

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To: Farzana Tabasum Investment & Regeneration Service Kirklees Council Civic Centre 1, Huddersfield, HD1 2EY	Ref: 2016/91573 Date: 12 th December 2017
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**Cellars Clough Mill, Manchester Road, Marsden, Huddersfield
Demolition of existing mill and erection of 55 dwellings with associated parking**

I have no objections to the approval of this planning application, but I would ask that a condition of planning consent is that the development shall incorporate such measures to minimise the risk of crime and meet with the specific needs of the site.

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:

Control of access into the apartment blocks

Multiple occupancy buildings need to have a visitor door entry / access control system.

Any persons gaining unauthorised access into the building could have a great degree of anonymity and the opportunity to have free roam within the corridors, possibly looking to burgle individual flats, or commit other crime / anti-social behaviour.

An access control system providing the following attributes is urged:

- Access to the building via use of a restricted electronic key fob, card or key
- Vandal resistant external door entry system panel with an integral camera
- Remote release of the external entrance door from the individual apartment
- Audio and visual communication between the occupant in the apartment and the visitor at the external door
- Capture (record) images in colour of people using the door entry panel
- Battery back-up facility in case of a power failure in the system
- Consideration of having fob access to individual floor levels should also be made

Parking area lighting

The separate car parking area needs to be provided with a suitable lighting scheme to maintain adequate surveillance of parked cars and to assist with the safety of residents using the car park during the hours of darkness.

Houses' rear gardens. Side boundaries dividing house plots from each other

Plot dividers need to be tall and substantial enough to provide both privacy and security. For example, closed boarded timber fencing should be provided to a minimum 1.5m in height, and include privacy screen (a section of higher fencing) of 1.8m in height projecting out from the building for about 2m, to provide a private amenity area adjacent to the home.

External door and window specifications

Easily accessible doors and windows should meet with the physical security requirements of '*Secured by Design*', in that a security specification such as PAS 24:2012 should be incorporated.

This includes individual apartment entrance doors from corridors.

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).

This building regulations requirement applies to easily accessible doors and windows that provide access in any of the following circumstances:

- Into a dwelling from outside
- Into parts of a building containing flats from outside
- Into a flat from the common parts of the building

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
West Yorkshire Police