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Kirklees District**

**Architectural Liaison Officer**

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| To: Adam Walker<br>Investment & Regeneration Service<br>Kirklees Council<br>Civic Centre 1, Huddersfield, HD1 2EY | Ref: 2016/60/92181/W<br>Date: 18 <sup>th</sup> July 2016 |
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**Land off Woodhead Road, Honley, Holmfirth  
Outline application for erection of residential development (116 dwellings)**

This accessible location, situated adjacent to a major road, could attract travelling as well as local criminals to a housing development that could be seen as being situated in an enticing, affluent area.

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

However, the proposed development should be built in accordance with the requirements for good crime prevention design, and measures as detailed below should be in place to obtain the support of the police for an application at reserved matters stage.

Specific concerns that would attract opposition from West Yorkshire Police if not adequately addressed include the following:

**Communal footpaths running at the rear of properties**

There should be no footpaths that give shared access to rear of properties. The layout as indicated with this application contains an area where such paths are shown. An alternative arrangement should be designed.

Shared rear access paths inevitably raise the opportunity for burglary, and at the very least are likely to become littered, neglected areas with forbidding passageways of tall timber fencing that gets damaged. In addition, the fear of crime amongst residents would be heightened. See below for illustration:



Forbidding, enclosed appearance, typical of communal rear access footpaths



Alternative option, with access through the building, restricting rear access to the sole dwelling needing it, or at the most to one dwelling at either side.

### **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.

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

Plot dividers need to be tall and substantial enough to provide both privacy and security. 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.

### **Public spaces to be well overlooked**

All publicly accessible areas, and public open space should be designed to allow as much supervision as possible from nearby dwellings. This means including windows in gable elevations where appropriate.

In addition, boundaries between public and private space needs to be clearly defined, including features that prevent unauthorised vehicle access, and POS should not immediately abut residential buildings.

### **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)

### **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  
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