



**WEST YORKSHIRE
POLICE**

**West Yorkshire Police
Kirklees District**

Architectural Liaison Officer

West Yorkshire Police
Kirklees Council Planning Services
Civic Centre 1
High Street
Huddersfield
HD1 2NF

Tel: 101

Mobile: 07809 689519

Email:

richard.thornton@westyorkshire.pnn.police.uk

To: Emma Thompson	Ref: 2017/90324 Date: 17/12/18
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Site Location: Land at Warwick Road, Batley, WF17 6AR

Application Type: Outline Planning

Dear Emma

Thank you for your request for consultation for the above outline application. Having read the available information, I would like to offer the following comments;

The '*National Planning Policy Framework*' makes clear that developments should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Policy BE23 of the Kirklees Unitary Development Plan supports the above statement and mentions that new developments 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 is in pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998.

Layout of site

Referring to site plan drawing number MJC-261-HS04. It is positive to see that there is one main access route for vehicles and pedestrians which leads into the site. This provides one point of access to the site with no additional potential escape routes for offenders.

I have concerns regarding the positioning of the parking bays marked 1 to 7 at the entrance to the site. These spaces would be more secure if they were moved to the side of plot 7. There these spaces would have natural surveillance from plots 16 and 17 and would reduce the chance for opportunist vehicle crime.

Plots 8 and 9 would benefit from rotating clockwise to face a NNW direction having some degree of overlook along the street from the entrance of the site.

Plots 18 and 19 are currently set back from the building line of the rest of the plots in that row. I would strongly suggest that these plots are rotated counterclockwise to face towards plot 7. This would allow for natural surveillance of the rear of the plots 10 to 17.

Boundary treatments

The site would benefit from perimeter fencing to restrict access to the individual plots, especially from the rear. I would recommend the rear boundary treatments for each plot are to a height of 1800mm such as masonry materials, close boarded timber fencing or other durable materials. Rear plot dividers in height of 1800mm consisting of the same material as above.

Access must be restricted from the front of each plot into the rear garden by installing a 1800mm high lockable gate. This gate should be positioned near to the front building line to increase natural surveillance and restrict unauthorised access.

External lighting

Street lighting levels should conform to BS5489-2013 standard should provide good colour rendition of RA60 or above.

Each plot should provide external lighting such as low energy photoelectric cell or dusk until dawn lighting above all access doors of the plots. Any fittings and wiring should be vandal resistant and located within inaccessible positions to deter any criminal attack.

Public open space

The area of land to the east of the site shows an area of public open space. I would recommend that this should include fencing around the space as per recommendations above.

The area around the open space, if this is to be a grassed or planted area, there should be a management plan in place to make sure it is maintained in the future.

Security measures

As per Building Regulations (Approved Document Q), doors and windows should be to one of the following standards;

Door sets:

BS PAS 24-2016

LPS1175 Issue 7:2010 Security Rating 2.

STS 201 Issue 4:2012.

STS 202 Issue 3 Burglary Rating 2.

LPS 2081 Issue 1:2014 Security Rating B.

Bespoke wooden doors should be a solid or laminated timber with a minimum density of 600kg/m³ and to 44mm thickness and include a 5 lever mortice lock to standards BS 3621 with a night latch or rim lock which are tested to the same standards.

Windows:

BS PAS 24-2016

LPS1175 Issue 7:2010 Security Rating 1

STS 204 Issue 3:2012

LPS 2081 Issue 1:2014 Security Rating A

Ideally laminated glazing should be installed and certificated to BS EN 356 P1A rating, so that if there are any attempts of entry the glass will remain intact.

Some of the door sets quoted above can include a minimum standard euro cylinder lock which meets BS EN 1303 standards and is 1 Star Rated and offers no resistance to crimes relating to lock snapping which is still a common method of burglary across West Yorkshire. I would strongly recommend that any doors which include a euro cylinder lock are 3 Star Rated to standards; TS007, STS 217 or Sold Secure Diamond Standards which offer more resistance to this type of attack and will prevent the occupants from becoming a victim of crime.

Garages and Cycle storage

If there are to be integral garages, garages should be of a size 7m x 3m that can accommodate the average family size vehicle. If there are to be any integral garages, any internal connecting doors should comply to the standards above.

At this stage of the application, there is no mention as to whether cycle storage will be included or not, however, if there are to be sheds or cycle storage, further details are required on the security and fabrication. If cycle storage is to be a wooden shed, there should not be any windows installed. The door hinges, including the hasp and staple should be coach-bolted through the shed structure. Any padlocks should look to be certified to Sold Secure Silver or LPS 1654 issue 1:2013 SR1.

The bicycle security anchor should look to be certified to Sold Secure Silver Standard or LPS 1175 issue 7.2 (2014) SR1 and securely fixed to the concrete foundation.

Intruder alarms

I would recommended installing an intruder alarm into each plot to provide additional security. Suitable standards are to BS EN 50131 or PD6662 (wired alarm system) or BS 6799 (wire free alarm system).

Alternatively if intruder alarms are not being provided by the Developer, installing a 13 amp spur point is a cost effective measure to apply and will allow residents the option of purchasing their own intruder alarms.

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

Whilst there is no objection in principle to the application, West Yorkshire Police are unable to support the proposal in its present form.

Yours sincerely

Richard Thornton
Architectural Liaison Officer / Designing Out Crime Officer
Kirklees District Planning Department
Civic Centre 1,
High Street,
Huddersfield
HD1 2NF

Mobile 07809689519

To report a crime, please ring 101. Always dial 999 in an emergency.