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West Yorkshire Police
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To: Bill Topping Investment & Regeneration Service Kirklees Council Civic Centre 1, Huddersfield, HD1 2EY	Ref: 2017/91046 Date: 24th April 2017

Greenside Mill, Savile Road, Skelmanthorpe
Outline application for demolition of existing buildings and erection of residential development

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

However, at a detailed, reserved matters, planning application stage, I will ask that a condition of planning approval is that the development shall incorporate measures to minimise the risk of crime and meet with the specific needs of the site and development. I will 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.

For the guidance of the applicants, the following are crime prevention design matters that should be addressed to gain the support of the police at detailed planning application stage:

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.

The effect of having clear front boundaries would be to stop casual wandering across the face of individual houses, a common cause of nuisance and conflict.

Shared rear access footpaths

Such footpaths should not be placed at the back of properties. If they are essential to give access for residents, they must be provided with gates placed at the entrance to the footpath, as near to the front building line as possible. Gates should be lockable from both sides.
Street lighting should also be designed to ensure illumination of the gate area.

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

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, and should not be positioned bordering the rear of gardens.

Car parking
Provision should be in curtilage or within view of the car owner's home. Rear parking court areas that are hidden from view behind garden fencing are unacceptable as they are known to become associated with nuisance and anti-social behaviour as well as increasing the opportunity for car crime and rear access burglary.

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)

Lighting outside external doors
Dusk till dawn lighting should be fitted outside all external house doors.

<u>Supporting guidance</u>

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

I would be happy to give further advice if required.

Gerry Gallagher AdCert ED & CP
Kirklees District Architectural Liaison Officer
West Yorkshire Police