



**WEST YORKSHIRE
POLICE**

**West Yorkshire Police
Kirklees District**

Architectural Liaison Officer

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To: Adam Walker	Ref: 2018/92934 Date: 22 nd January 2019
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**Proposed site: Former Gees Garage, New Hey Road, Oulane, Huddersfield HD3 3YJ
Application for: 21 Houses**

Dear Adam

Please see my ALO response below to this planning proposal. I will identify each of the areas of concern and address them directly within the paragraphs.

Detailed crime prevention design at planning application stage

The proposed development should be built in accordance with the requirements for good crime prevention design. Measures including those detailed below should be included in order to obtain the support of the Police for a detailed planning application.

At detailed planning application stage, West Yorkshire Police will ask that as a condition of planning approval, the development shall incorporate measures to minimise the risk of crime and meet with the specific needs of the site and development.

West Yorkshire Police encourages applicants to seek to build / refurbish a development incorporating the guidelines of *Crime Prevention Through Environmental Design* (CPTED), together with *Secured by Design* (SBD), a crime prevention initiative operated by the Police Service and supported by the Home Office.

The purpose of SBD is to guide and encourage those engaged in the specification, design and build industry into adopting crime prevention measures which have been proven to reduce the opportunity for crime and the fear of crime as well as creating safer, more secure and sustainable environments.

To assist the applicants and agents, I attach a web-link for their attention to the *Secured by Design* 'Homes' design document. This document gives comprehensive guidance towards addressing the security and crime prevention needs that will be appropriate for inclusion in the development.

The document can be found via the following link:

<http://www.securedbydesign.com/wp-content/uploads/2018/05/SBD-HOMES-2016.pdf>

Established in 1989, *Secured by Design* is the title for a group of national police projects focusing on the design and security for new and refurbished homes, commercial premises and car parks as well as the acknowledgement of quality security products and crime prevention projects. It supports the principles of 'designing out crime' through physical security and processes.

Secured by Design works with the industry and test houses to create high-level security standards responding to trends in crime, and has given input on a number of key standards. The principles of the scheme have been proven to reduce the risk of crime and the fear of crime.

General crime prevention design guidance for inclusion at planning application stage

For guidance, some general measures requested to be included to address crime prevention needs are as follows:

The list is not intended to be an exhaustive list of all crime prevention measures that may need to be included. The developers / applicants can contact me directly for further detailed guidance if they wish.

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 people casually wandering across the face of individual houses, a common cause of nuisance and conflict. The boundary also has the effect of defining "defensible space" adding to property security.

Rear gardens

The plots 13 to 19 shown on drawing number 2554/1-02B show that the rear of these properties border on Mulehouse Lane. This lane allows for an easy and secluded escape route away from the site for would be offenders. Rear flush closed boarded timber fencing facing the lane should be at least 1.8m in height with 500mm trellis topping to deter climbing.

Should enough space be available between the lane and the rear fencing of plots 13 to 19, additional defensible planting is advised using *Pyracanthus* or *Berberis* type hostile plants to keep intruders away from the fencing. There should be a maintenance programme to keep this vegetation to a maximum height of 1m from the ground.

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 be designed to ensure illumination of the gate area.

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.

Access gates to rear gardens

Gates to the side of the dwelling that provide access to rear gardens or yards must be robustly constructed, be the same height as the fence (minimum height 1.8m) and be capable of being locked (operable by key from both sides of the gate). Such gates must be located on or as near to the front of the building line as possible.

Public spaces to be well overlooked and illuminated

All public open space (POS) 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. Buffer zones should separate rear gardens from any POS.

Security of individual dwellings - External door and window specifications (includes apartment entrance doors)

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/2018/05/SBD-HOMES-2016.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).

Particular attention is drawn to installing the best possible door locks on all new builds, especially the euro-profile cylinder lock types. West Yorkshire Police recommend that all euro-cylinders are fitted to TS007 3* or Sold Secure SS312 Diamond Standard.

Lighting outside external doors

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

Car parking

Provision should be in curtilage parking or within view of the car owner's home. Rear parking court areas that are hidden from view behind garden fencing are unacceptable. 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.

Cycle storage

Secure provision is required for any separate cycle storage in line with 'Secured by Design' guidance.

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. Further crime prevention comments may be required upon the submission of a full planning application.

Whilst there is no objection in principle to the application, West Yorkshire Police feel that the above recommendations would be beneficial to the security and safety of the site users. Therefore, it is advised that the points raised in this document should be implemented.

Yours sincerely

Richard Thornton
Architectural Liaison Officer

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