



WEST YORKSHIRE POLICE

*West Yorkshire Police
Kirklees District*

Designing Out Crime Officer

West Yorkshire Police
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To: Bill Topping	Ref: 2018/93201 Date: 28/01/2019
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Site Location: Former St Lukes Hospital site, Blackmoorfoot Road, Huddersfield HS4 5RQ

Application Type: 226 Dwellings full application

Dear Bill

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.

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.

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

Layout of site

Referring to site plan drawing number 1835.100 dated 11/09/18.

The overall site layout is acceptable with good levels of natural surveillance around the properties and most of the site entrances.

However, I have concerns about the site permeability as shown on the above plan. There is a proposed footpath leading from the site onto Nabcroft Lane in the South East corner of the site. This footpath is not overlooked by any properties from within or external to the site. There would be no natural surveillance of any offender gaining entry to the site from this point by residents and they would then have full access to many of the properties around the perimeter of the development. I strongly suggest that this footpath is moved 50 metres NW up Nabcroft Lane towards Blackmoorfoot Road. This would position the entrance to the site in view of overlooking properties making it safer for site residents to use.

Plots 76 and 77 are shown as having a rear boundary wall backing onto a shared parking area in front of plots 92 – 99. Could consideration be given to making these parking bays in curtilage to the properties. This would be beneficial for vehicle security and also to minimise the potential for youth related nuisance, such as using the fence of 76 and 77 as football goals. Anti-social behaviour and neighbour disputes can often be triggered by children and youths using open areas such as this.

Boundary treatments

Further details would be required for the boundary treatments of plots 1 – 10, 112 – 118 and plots 201 – 203. 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 should be installed between properties.

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.

Trees and Vegetation

It is advised that all of the trees and low growing vegetation on the site have a maintenance schedule in place. Trees canopies should be kept to a minimum height of 2m from the ground, with bushes maintained to 1m high. This will maximise the natural surveillance and reduce hiding places for would be offenders.

Further consideration should be given to the types of planting around boundary walls and fencing. Hostile defensive planting such as Berberis and Pyracanthus is advised at vulnerable access points around the site. This type of planting can also be used in front of ground floor windows which may be vulnerable to offender access.

External lighting

Street lighting levels should conform to BS5489-2:2016 standard should provide good colour rendition of RA60 or above. All proposed site access points and footpaths should be well lit throughout the site to the above standards.

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.

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 BR 2 or above.

LPS1175 Issue 8:2018 B3+ (SR2) or above

LPS 2081 Issue1:2015 Security Rating B.

STS 201 Issue 5:2013.

STS 202 Issue 3:2011 BR 2 or above.

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.

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.

Many of the properties are showing bi-fold and double patio type doors. These doors should be certified to PAS24-2016 standards to prevent attack by offenders.

Windows:

BS PAS 24-2016

STS 202 Issue 3:2011 BR 1

STS 204 Issue 3:2012

LPS1175 Issue 8:2018 B3+ (SR2) or above.

LPS 2081 Issue 1:2015 SR A

Ideally laminated glazing should be installed and certificated to BS EN 356 1A rating, so that if there are any attempts of entry the glass will remain intact.

Garages and Cycle storage

Integral garages should be of a size 7m x 3m that can accommodate the average family size vehicle. All integral garages with internal connecting doors should comply to the door 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.

Bin storage

The Sudbury property type is shown on drawing 1835.SBY.OP dated 6/8/18. This design shows a flat roof which is beneath bedroom 4 window. Offenders often use bins to gain access to flat roofs by

climbing on them. Bins that are in secure bin storage areas or are secured to the house wall can reduce this.

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 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
Designing Out Crime Officer



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