



WEST YORKSHIRE POLICE

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Kirklees District**

Architectural Liaison Officer

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To: Bill Topping	Ref: 2018/93825 Date: 21 st January 2019
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Site Location: Cleckheaton Mills, Bradford Road, Cleckheaton BD19 5BD

Application Type: 114 Dwellings

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.

Layout of site

Referring to site plan drawing number 216-L1.

The overall layout of the site affords for good natural surveillance in general for properties and gardens. I have concerns with a number of properties where the drive is not overlooked by either the plot property or neighbouring properties. Plots 35, 36 and also plots 44, 45 are just two examples where the drive cannot be seen from the property clearly.

The main road into the site from Bradford Road is quite straight and may encourage residents to drive too fast towards the site exit. I would recommend that the shaded areas showing block paving are elevated higher than the road surface to create a speed ramp effect to help to keep vehicle speeds down.

Plots 86 to 91 allow for easy access to the rear gardens of each property from the road. These properties should be brought together so that the gardens back onto each other. Parking spaces should be positioned in front of each of the properties to afford maximum surveillance for the parked vehicles.

Public footpaths

Where these features run through or adjacent to the development, they **must not** be positioned to the rear or side of gardens in such a fashion that would enable access to those gardens.

To the west of this site there is a public right of way. This footpath allows for the free movement of offenders and affords them cover to gain entry into the rear of properties both existing and proposed dwellings.

Along the length of this right of way, I would recommend that plots 35 to 43 are turned around 180 degrees. The road should then run adjacent to the existing footpath with the fronts of plots 35 to 43 now facing the footpath and road. This would make the rear of the properties much more secure with overlook at the rear from properties behind. Re-positioning of plots 48 to 53 would have to be considered to accommodate this.

Boundary treatments

Rear boundary treatments for each plot are recommended to a minimum height of 1800mm constructed in such materials as masonry, close boarded timber fencing or other durable materials. Rear plot dividers in height of 1800mm consisting of the same material as above should also be installed.

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.

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. This would 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. Side boundaries dividing house plots from each other

The boundary fencing to the rear of 35 to 43 and 86 to 91 should be at least 1.8m in height with an additional 500mm of trellis topping to deter climbing should the planned layout remain the same.

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.

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.

External lighting

Street lighting levels should conform to BS5489-2:2016 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.

Security measures

With the current status of this planning application, I would recommend that the below measures are implemented to reduce the possibility of burglary on what will become vulnerable properties between plots 35 to 43 and 86 to 91 in the planned layout.

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 Issue1:2014 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.

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.

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.

Garages and Cycle storage

If there are to be integral garages, garages should be of a size 7m x 3m that can accommodate an 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 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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