



**WEST YORKSHIRE
POLICE**

**West Yorkshire Police
Kirklees District**

Designing Out Crime Officer

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

Tel: 101
Council Offices: 01484 221000
Email:
richard.thornton@westyorkshire.pnn.police.uk

To: Nick Hirst	Ref: 2019/90502 Date: 13 th March 2019
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Site Location: Land off Fernside Avenue, Almondbury, Huddersfield, HD5 8PH

Application Type: Kirklees Neighbourhood Housing dwellings

Dear Nick

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 PLP24 of the Kirklees Local Plan 2019 supports the above statement and mentions that new developments should incorporate crime prevention measures to achieve:

Section (e). – "*the risk of crime is minimised by enhanced security, and the promotion of well – defined routes, overlooked streets and places, high levels of activity and well –designed security features*";

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.

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf

Following a productive meeting with the developers and architect and yourself on 13/3/19. It was stated that the site is being considered for Secured by Design status. This would be very much welcomed to maximise property and site security and resident safety.

Layout of site

Referring to site plan drawing number GA101, Project number T-0020 C.

It is noted that the design of the properties has been adjusted to eliminate deep recess spaces in the structure. I welcome this move.

The overall site layout should maximise natural surveillance from each property as well as surrounding existing properties. This would involve maintaining the current trees and vegetation to manageable heights. Bushes and low growing vegetation to be kept to no more than 1m high. Any trees should have their canopy raised to 2m from the ground. This would afford better surveillance across the site.

Boundary treatments

I would recommend the rear boundary treatments for each plot are to a height of 1800mm such as masonry materials, double sided close boarded timber fencing or other durable materials. Additional trellis topping fencing could be added subject to security requirements along the site perimeter.

Rear plot dividers were discussed at the meeting, it was agreed that these should be 1000mm close boarded fencing with an additional trellis topping of up to 750mm consisting of the same material as above should be installed between properties. This would reduce the effect of a solid partition fence but retain a higher level of security for each plot.

As there is no defensible space to the front of the building line of the 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. It is advised that deep recesses down the sides of properties are avoided, especially if there are doors and windows which are vulnerable to attack by offenders.

Defensible planting of plants such as Berberis Vulgaris and Pyracanthus are recommended to produce hostile barriers. These can be grown against external facing fencing creating additional defensible space, below vulnerable windows or to provide a perimeter to a property. It is suggested that these bushes are planted close together and staggered in depth to reduce desire lines through the planting.

External lighting

Street lighting levels should conform to BS5489-2:2016 standard and should provide good colour rendition of RA60 or above. Consideration should be given to a lighting plan. This would identify any dark areas around the site, especially near parking areas and also around the properties.

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.

Lighting must be designed with CCTV surveillance in mind. Inappropriate lighting can have detrimental effects on camera focus and resolution. This would render any footage unusable and inadmissible in court for identification purposes.

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.

External fire doors should be PAS24 2016 rated. I would recommend that internal doors are also PAS24 2016 rated and subject to a security management programme. These door standards can be found on;

<https://www.securedbydesign.com/member-companies/accredited-product-search?view=catinfo&sbdoldcatid=70#advanced-search>

Particular attention is drawn to installing the best possible door locks on all new builds, especially the euro-profile cylinder lock types. 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 that include a euro cylinder lock are rated to standards; TS007 3 Star, STS 217 or Sold Secure Diamond Standards** which offer more resistance to this type of attack and will prevent crime.

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.

Additional window and door security measures can be installed, such as sash jammers or products to Sold Secure or Secured by Design standards.

Car parking

Provision ideally should be for in-curtilage parking. Due to constraints on the site, it would be acceptable if the parking is 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 vehicle crime and rear access burglary.

Cycle storage

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 and door. 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
Designing Out Crime Officer
West Yorkshire Police



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