



**WEST YORKSHIRE
POLICE**

**West Yorkshire Police
Kirklees District**

Designing Out Crime Officer

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To: Adam Walker	Ref: 2019/90811 Date: 11 th April 2019
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Site Location: Springfields, Mill Moor Road, Meltham, Holmfirth, HD9 5JY

Application Type: 10 Dwellings

Dear Adam

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

Layout of site

Referring to site plan **drawing number 2583-02 dated March 2019**

The site is positioned between two roads, Mill Moor Road to the North and Matthew Lane to the South.

Plot 4 is shown facing the East, overlooking Plot 3. I would be in favour of this property rotating 90 degrees so that it faces South onto Matthew Lane. This would allow the rear boundary to back onto Plot 5 behind. This would improve the security of the plot to the rear.

Plots 4, 5 and 10 are showing a side door on the left elevation. This door leads to an internal utility room. It is unclear why this external door is required as it would create an additional unnecessary point of entry to the property.

Boundary treatments

Creating defensible space is welcomed on new properties, especially to the front elevations. The road facing plots do not show any defensible space to the front.

On Plot 7 Eastern boundary, it is unclear as to what this shall be made from or how high it will be.

Plot 8 has the North boundary adjacent to Mill Moor Road. This boundary is directly accessible from the street and should be protected as below. Should the existing dry stone wall be retained, the existing gate from the rear garden of Plot 8 would require removing and the gap filling with an extension to the dry stone wall. I would recommend that any fencing up to the wall on this elevation is installed as flush to the external face of the wall as possible to prevent climbing access over the wall and fence from Mill Moor Road.

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.

Additional trellis topping fencing can be added to the top of any fencing to enhance the security and prevent climbing access. This type of fence topping is fragile and will break when climbed. It also allows for better natural surveillance through the fencing.

None of the plots are showing restricted access from the front into the rear garden. I recommend that a 1800mm high lockable gate connected to the same height fencing is installed. This gate should be positioned near to the front building line to increase natural surveillance and restrict unauthorised access.

External lighting

Street lighting levels should conform to BS5489-2:2016 standard and 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

As per Building Regulations (Approved Document Q), doors and windows should be to one of the following standards;

Door sets:

PAS 24:2016 or
STS 201 Issue 7:2015 or
LPS 1175 Issue 7.2:2014 Security Rating 2+ or
LPS 1175 Issue 8:2018 B3 Security Rating 2+
STS 202 Issue 6:2015 Burglary Rating 2 or
LPS 2081 Issue 1.1:2016 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.

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.

Bin stores

There are refuse bins shown on the drawing positioned at various places on the properties. I would recommend that bins are placed behind a locked gate within the rear garden. These should not be sited near ground floor windows, low roofs or boundary fences as they will provide a climbing aid for offenders.

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.

Garages and Cycle storage

There are to be integral garages on this development. Garages should be of a size 7m x 3m that can accommodate the average family size vehicle. Any 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.

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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