



WEST YORKSHIRE POLICE

**West Yorkshire Police
Kirklees District**

Designing Out Crime Officer

West Yorkshire Police
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To: Adam Walker	Ref: 2019/91630 Date: 28 th May 2019
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Site Location: Ruth Street, Newsome, Huddersfield HD4 6JF

Application Type: Outline application for 30 dwellings and 12 apartments

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;

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

Applicants are encouraged to apply for Secured by Design accreditation for all new dwelling developments in order to achieve a recognised award for security standards. Please see the web link below for further information;

<https://www.securedbydesign.com/services/sbd-awards>

Layout of site

Referring to site plan drawing number 2968/2.240 dated 22/11/18.

Boundary treatments

It is recommended the rear boundary treatments for each plot are to a minimum 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 fencing can be added to the top of any boundary 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.

Access must be restricted from the front of each plot, especially each of the end plots, into the rear garden by installing a 1800mm high lockable gate. This gate should be positioned near to the front building line to eliminate recesses and to increase natural surveillance restricting unauthorised access.

Trees and vegetation

In order to maximise natural surveillance on the site, all trees and hedges should be subject to a management scheme in order to maintain the heights and densities of the vegetation. Trees should have their canopy raised to 2m from the ground and low growing bushes and vegetation should be maintained to 1m in height.

Defensible planting can be used as boundary treatments. Hostile plants such as *Berberis Vulgaris* can be planted parallel to fencing or below ground floor windows to create defensible space.

Dwelling front boundaries

Plots with open 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.

External lighting

All street lighting for both adopted highways and footpaths, private estate roads and footpaths and car parks must comply with BS5489-2:2016 standard. Where conflict with other statutory provisions occurs, such as developments within conservation areas, requirements should be discussed with the local authority lighting engineer.

Landscaping, tree planting, CCTV and lighting schemes shall not be in conflict with each other.

The recommended Overall Uniformity of light for a development is expected to achieve a rating of 0.4Uo and should never fall below 0.25Uo. *The evenness of light distribution is almost always more important*

than the levels of illumination being achieved by the system (the levels are determined by BS 5489) The British Standards Institute have issued an advisory note stating that they recommend that Uo be at least 0.25 or 25%. A 0.4 Uo value is the ideal standard for a lighting system, but where technical reasons prevent this we will still require the very best levels possible and under no circumstances may the rating fall below 0.25Uo.

The Colour Rendering qualities of lamps used in an SBD development should achieve a minimum of at least 60Ra (60%) on the Colour Rendering Index

It is advised that LED lighting standards are installed to produce downward lighting. This lighting should give a uniform spread of light around the site and not have any large areas of shade or shadow.

The site should provide external lighting such as low energy photoelectric cell or dusk until dawn lighting above all access doors of the building. 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&sbldcatid=70#advanced-search>

It is advised to install 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 that meets TS007 standards and is 1 Star Rated. These locks offer less 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 be rated to standards; TS007 3 Star, STS 217 or Sold Secure Diamond Standards** that 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. If there are any attempts of entry by an offender, the glass will remain intact.

Car parking

Rear parking court areas 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

Sheds or cycle storage security is important due to the value of goods often kept inside. 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 1.1 2014 SR1.

The bicycle security anchor should look to be certified to Sold Secure Silver Standard or LPS 1175 issue 8 (2018) SR1 and securely fixed to the concrete foundation.

Bin stores

Refuse bins must be 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.

Intruder alarms

I would recommend 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.

Policy Guidance

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 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

Telephone Police Non-Emergency – 101
Kirklees Planning Office – 01484 221000



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To report a crime, please ring 101. Always dial **999 in an emergency.**