Designing Out Crime Officer
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West Yorkshire Police
Kirklees District

To: Kate Mansell Kirklees Council Planning Services Civic Centre 1, High Street, Huddersfield, HD1 2NF	Ref: 2020/92307 Date: 11th September 2020

Site Location: Land at Penistone Road / Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS
Outline application for: Residential dwellings

Dear Kate

Thank you for your request for consultation for the above outline application. Having read the available information, overall, West Yorkshire Police supports the principle of this application in its current form, subject to the below advice being incorporated into the design plans.

The below information is intended for the applicant to include in any amendments to the application in order to maximise the security of the development.

General crime prevention design guidance for inclusion at planning application stage

The information below is not intended to be an exhaustive list of all crime prevention measures that may need to be included. The developers / applicants can contact me directly for further detailed guidance if they wish. For guidance, some general measures to be included in order to address crime prevention needs are as follows:

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 be gained to those gardens.

Boundary treatments

It is recommended that the site boundary treatments are to a minimum height of 1800mm made from such as masonary materials, close boarded timber fencing, close link welded mesh fencing or other durable materials.

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.

Public spaces to be well overlooked and illuminated

All public open space (POS) and publicly accessible areas should be designed to allow as much supervision as possible from nearby dwellings. This means including windows in gable elevations where appropriate. Lighting provision should be able to support this.

In addition, boundaries between public and private space needs to be clearly defined, including features that prevent unauthorised vehicle access.

Security of individual dwellings - External door and window specifications (includes apartment entrance doors)

In respect of easily accessible doors and windows, meeting with '*Secured by Design'* guidance is also requisite for compliance with **Building Regulations Approved Document Q** (Security-Dwellings).

External doors and accessible windows should meet with the physical security requirements of '*Secured by Design'*.

External lighting

Street lighting along the highways and private estate roads to properties is essential. If the roads are not adopted as Highway and maintained by the Local Authority, clarification of who would be responsible for the street lighting maintainence will be required. No lighting provision along unadopted roads and private access roads would leave properties vulnerable to crime and is unacceptable.

External lighting such as low energy photoelectric cell or dusk until dawn lighting above all access doors on the site. Any fittings and wiring should be vandal resistant and located within inaccessible positions to deter any criminal attack.

Car parking

Provision should be in curtilage parking within view of the building. 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.

Any planting or established trees must not reduce natural surveillance of the parking areas. The management of existing trees may be required to facilitate this.

Cycle storage

Secure provision is required for any separate cycle storage in line with '*Secured by Design'* guidance.

Detailed crime prevention design at planning application stage

The proposed development should be built in accordance with the requirements for good crime prevention design. Measures including those detailed below should be included in order to obtain the support of the Police for a detailed planning application.

At detailed planning application stage, West Yorkshire Police will ask that as a condition of planning approval, the development shall incorporate measures to minimise the risk of crime and meet with the specific needs of the site and development.

West Yorkshire Police encourages applicants to seek to build / refurbish a development incorporating the guidelines of **C*rime Prevention Through Environmental Design* (CPTED)**[1&2], together with ***Secured by Design*** **(SBD)**, a crime prevention initiative operated by the Police Service and supported by the Home Office.

The purpose of SBD is to guide and encourage those engaged in the specification, design and build industry into adopting crime prevention measures, which have been proven[3] to reduce the opportunity for crime and the fear of crime as well as creating safer, more secure and sustainable environments.

To assist the applicants and agents, I attach a web-link for their attention to the *Secured by Design* 'Homes' design document. This document gives comprehensive guidance towards addressing the security and crime prevention needs that will be appropriate for inclusion in the development.

The document can be found via the following link:
https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf

Established in 1989, *Secured by Design* is the title for a group of national police projects focusing on the design and security for new and refurbished homes, commercial premises and car parks as well as the acknowledgement of quality security products and crime prevention projects. It supports the principles of 'designing out crime' through physical security and processes.

Secured by Design works with the industry and test houses to create high-level security standards responding to trends in crime, and has given input on a number of key standards.

[1] Armitage R. (2013) *Crime Prevention through Housing Design: Policy and Practice*. Palgrave Macmillan: Crime Prevention and Security Management Book Series.

[2] Armitage, R. and Monchuk, L. (2018) What is CPTED? Reconnecting Theory with Application in the Words of Users and abusers. *Policing: A Journal of Policy and Practice.*

[3] Armitage, R, and Monchuk, L (2011) Sustaining the Crime Reduction Impact of Secured by Design: 1999 to 2009. *Security Journal*, 24 (4), p. 320-343.

Policy Guidance

The *National Planning Policy Framework (February 2019)*

Section 8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

b) are safe and accessible, so that *crime and disorder, and the fear of crime*, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas;

Section 12. Achieving well-designed places

127. Planning policies and decisions should ensure that developments:

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where *crime and disorder, and the fear of crime*, do not undermine the quality of life or community cohesion and resilience.

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.**

Summary

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 and any re-submitted plans from the applicant to be assessed by a Designing Out Crime Officer prior to a final planning decision.

Yours sincerely
Richard Thornton
Designing Out Crime Officer

Telephone Police Non-Emergency – 101
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WEST YORKSHIRE POLICE

Secured by Design
SBD
Official Police Security Initiative

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