



**West Yorkshire Police
Kirklees District**

Designing Out Crime Officer

West Yorkshire Police
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To: Chris Carroll Kirklees Council Planning Services Thomas O'Kane P4 Planning Ltd.	Ref: 2020/92800 Date: 9 th December 2020
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**Commercial Site Location: Land at Norquest Industrial Estate, Pennine View, Pheasant Drive,
Birstall, WF17 9LT**

**Application Type: Demolition of existing warehouse and workshop unit and the erection of 3
industrial units**

Dear Chris / Thomas

Following on from my previous comments dated 9th October 2020 and the recent updated plan submissions for this application.

Having read the letter addressed to Chris Carroll at Kirklees Planning dated 26th November 2020, outlining several points, including the Designing Out Crime comments submitted for this application. It is disappointing to see that the applicant has dismissed my security comments due to the cost implications. As I have previously stated, the rationale behind the recommendations are the crime statistics for this location, therefore, that is the basis for the advice given asking for higher standards of security.

As the applicants are unable to invest in the future security of the site and units for commercial reasons, I would ask that my recommendations be forwarded to any future new tenant, so that they have the appropriate advice for the security of their individual units.

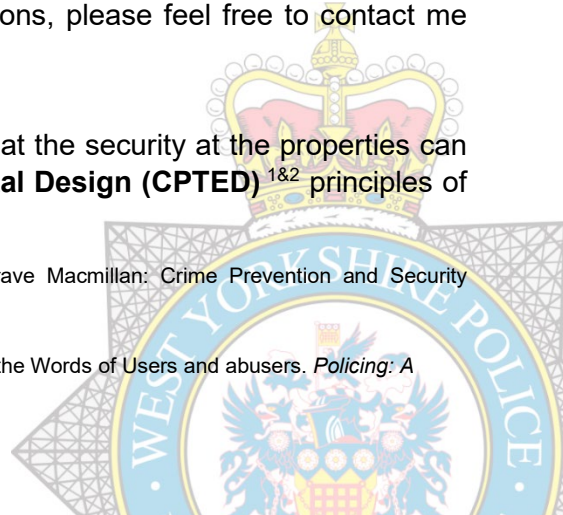
From the submitted plans, I will not be asking for any conditions for security to be imposed for this application.

It is hoped that the applicants can install the recommended security to appropriate standards as detailed in this and previous correspondence. Should there be any further questions, please feel free to contact me directly.

Applicants are encouraged to implement the provided information so that the security at the properties can be designed in line with the **Crime Prevention Through Environmental Design (CPTED)**^{1&2} principles of Designing Out Crime.

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*.



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/SBD_Commercial_2015_V2.pdf

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**.

Yours sincerely
Richard Thornton
Designing Out Crime Officer

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



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