

## Condition 18 – Crime Prevention Measures

Abbey Road North, Shepley, Huddersfield – Approved Application Ref: 2019/91569

The layout for the Abbey Road site has been designed wherever possible in accordance with the principles set out in the document – Safer Places the Planning System & Crime Prevention published on behalf of the Home Office and Secured by Design New Homes 2010; the Communities and Local Government Guide.

### Part 1 - Principles

The layout has been designed with following principles from safer places and SBD in mind;

- Access and movement; places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.
- Structure; places that are structured so that different uses do not cause conflict.
- Surveillance; places where all publicly accessible spaces are overlooked.
- Ownership; places that promote a sense of ownership, respect, territorial responsibility and community.
- Physical Protection; places that include necessary, well-designed security features.
- Activity; places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- Management and maintenance; places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

### Defendable Space

All Dwellings present principal elevations and front entrance doors, clearly visible to the adjacent public roads within the site. Either a 1800mm high stone wall or 1800mm timber fence inc. a trellis top provides a level of screening and defensible space to the rear of the dwellings. Plots facing Abbey Road & The Knowle will have a stone wall providing boundary definition. The main public open space is separated from the plots facing it by 1.2m vertical railing. Please see the submitted Enclosure Plan.

### Natural Surveillance

The layout of the dwellings on this site and the internal room arrangements, provide a high level of natural surveillance over the car parking areas, public open space, and highway. Trellis fencing provides additional surveillance over these areas.

### Lighting

Each dwelling will be provided with external lights, installed close to each external door. These will be operated with "dusk to dawn" sensors.

These lights will illuminate the frontage of all dwellings, and will be supplemented by the street lighting on proposed site adoptable road. Additional lighting will be provided to the paved courtyard area of plots 29-31 and the footpath alongside plot 19.

### Footpaths and Access Points

There is a single vehicle access point into the development. A pedestrian access point from Abbey Road via the public open space and another off The Knowle adjacent to plot 19. Both footpath entrances are clearly overlooked by the surrounding plots and public roads. The main junction access from Abbey Road is framed by numerous properties creating a safe route for all.

Rear gardens will be gated with locking gates to SBD standards. Masonry walls will be provided where backs are adjacent to public areas and fencing with trellising bound gardens in other areas.

All doors to each dwelling will be provided with security locks in accordance with the recommendations contained within Secured by Design and AD Part Q. All garages to will be fitted with lockable doors.

#### Permeability

Development is served from a single vehicular point of access. The position of the junction was identified as the safest and most appropriate.

Separate pedestrian routes through the site have been introduced, providing links with The Knowle and Abbey Road via the public open space. These routes are safe and well overlooked, connecting the wider local area with the new neighbourhood.

#### Parking Facilities

All Visitor car parking is accommodated with the public highway rather than sperate parking courtyards. All visitor parking spaces are overlooked by principal windows.

All plots are provided with off street parking via garages, drives, or shared parking courts. These areas are clearly identified by varying surface finishes to distinguish private areas from public space. Plots 29-31 have a privately owned courtyard separate from the proposed adoptable road. Variation to the surface materials will provide a clear separation between the public road and private courtyard.

#### Landscaping

The proposed soft landscaping will be designed to maximise the natural surveillance into the development and to avoid any hidden areas.

Native species shrubs and trees are proposed at the access points.

#### Part 2 -Physical Security

- Where access is from the rear of the property specifiers will pay special attention to security measures for gates and cycle stores.
- Door furniture will be specified to comply with requirements with special consideration for mailboxes.
- Windows will be specified to comply with SBD guidance, current BS EN Standards and Building Regulations.
- All building entrances will be illuminated as will car parking.
- Consultation will take place to establish the preferred solution for the placing of the utility equipment.
- A spur will be provided internally for intruder alarms.
- Cycle stores and refuse stores will be located in positions which do not compromise security and be to SBD Standards.