



**Application No: 2024-91591**

**Location: Land off, Bankwood Way, Birstall Retail Park, Birstall, Batley, WF17 9DT**

**Variation conditions 2-6, 15, 29 on previous permission 2021/92528 for erection of retail development, associated parking, servicing areas and landscaping**

I have looked at the issues from a Crime/ Fear of Crime/Community Safety stance in keeping with my terms of reference and in keeping with the Kirklees Local Plan, NPPF2 and the Crime and Disorder Act 1998.

Having read the available information, whilst West Yorkshire Police have no objections to the proposed development, there are some concerns about this application in its current form.

I would like my recommendations to be incorporated into the development to keep both crime and the call for police service low. My comments are based on Secured by Design principles which can be found at [www.securedbydesign.com](http://www.securedbydesign.com)

A layered approach to good security and crime prevention is required starting from the perimeter and working inwards. Below are the key recommendations for the site:-

### **Summary of concerns**

1. **Perimeter fencing** - I am pleased to see from the plans that 2m Paladin fencing and gate is to be erected to the south of the development to stop unwanted access to the rear of the new proposed food store.
  
2. **Hostile Vehicle Mitigation** - The plans show that hostile vehicle mitigation bollards are being installed in the car park. The installation of HVM bollards is welcomed.

3. **Curtain Walling/Windows/Glazing** – It is noted from the plans that the proposed curtain walling will be double glazed.

4. **Doors** – It is noted from the plans that powder coated steel doors are to be installed.

**Please find below further guidance to be incorporated into the development.**

#### **Public spaces to be well overlooked and illuminated**

I am pleased to see that the layout of the units have been designed to allow as much supervision as possible. A good lighting provision can also support this (see external lighting section).

#### **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 canopies raised to 2m from the ground and low growing bushes and vegetation should be maintained to 1m in height.

#### **External Lighting**

The lighting for both adopted highways, private estate roads and footpaths must comply with BS5489-1:2020 standard.

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 just as important as the levels of illumination being achieved by the system (the levels are determined by BS 5489-1:2020)..

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.

### **Perimeter and layout**

### **CCTV**

The design of a CCTV system should be coordinated with the planned lighting system around the units and car park area, to ensure that the quality of the lighting is sufficient to support the CCTV.

**A CCTV plan is required to be submitted to enable discharge of conditions.**

### **Car Parking**

The car parking bays should be clearly visible from the units to aid surveillance and well-lit during the hours of darkness (minimum of at least 60Ra on the Colour Rendering Index). The lighting should also be to a minimum of 5Lux level and of white light. Also due to the size of the complex I recommend CCTV to be installed (see above).

**EV Parking bays** - A management process should be in place to ensure that charging bays are only used for their intended purpose and that steps are taken to prevent vehicles overstaying after a charge has been completed.

### **Motorcycle Parking**

Motorcycle parking bays can be made more secure by the installation of ground anchors, or robust metal support stands running at the side of adjacent paving. They provide a firm and immovable object to affix the rear wheel of a motorcycle. Ground anchors should be installed at the rear of motorcycle parking bays near to the kerb line and relatively flush to the road surface to prevent them being a trip hazard and meet one of the following security standards:

- Sold Secure Gold
- STS 503

If metal support stands are provided, these should consist of galvanized steel bars (minimum thickness 3mm), with minimum foundation depths of 300mm with welded anchor bars.

Signage should be used to alert riders and advise them to use the ground anchors or support stands provided along with their own security hardware.

### **Cycle Storage**

Any cycle stands must be located adjacent to the primary building entrances, and it should be in view from the occupants.

### **Bin stores**

Refuse bins must be placed behind a locked gate. These must not be sited near ground floor windows, low roofs or boundary fences, as they will provide a climbing aid for offenders.

### **Units**

#### **External lighting for the units**

External lighting should be fitted to all entry/exit points, along with any fire escapes, and around the units' perimeter shell. Photo cell / Dusk until dawn lighting are types of lighting which are energy efficient and cost effective to use. Lighting levels should be good enough to allow for visibility and surveillance and support any CCTV surveillance. PIR / sensor lighting is not recommended as sensors can be knocked off balance which disables the lights from working which could allow an offender the opportunity to commit crime and remain unseen. If there is a constant light, there is more chance to see any person acting suspicious or loitering in an area which can be reported to the Police.

### **External Wall Construction**

The wall construction of the units should be designed to withstand attack as some offenders go through the shell and bypass doors and windows. There should be a wall constructed behind any external cladding. This wall should be to a **minimum** of 1.8m in height.

### **External Doors (excluding fire doors)**

Please see comments above in relation to the security specification of the doorsets.

### **Final Communal Fire Exit Doors**

These should comply BS 476 and must comply with fire regulations.

### **Fire Safety**

All the advice in this document must be taken in context with the Building Regulations, Approved Documents Part B and Part Q. Any queries must be referred to the Local Authority Building Control Department for clarification.

It is imperative that fire doorsets are tested in the same configuration as they were tested for security. You cannot add any additional or alternative features to a doorset without ensuring that the doorset meets the requirements for both fire and security.

### **Roller shutters and grilles**

It is noted from the plans that there will be vehicular access with roller shutters. The shutters must meet, and be certificated to:

### **Plant Rooms and Risers**

## **Windows**

## **Access control**

Trackable access control measures should be installed for any staff areas, or private areas. This will allow only authorised staff/personnel to enter.

## **Alarms**

## **Conclusion**

Crime Prevention has an important role to play in achieving the overall aims of the Local Plan and needs to be considered in all development proposals. The careful consideration of design, layout and landscaping of new developments can achieve reduction in crime. On any new development crime prevention features should be incorporated and integrated at the design stage and not as an afterthought. In considering the issue of crime, developments should incorporate the principles of 'Secured by Design' and should reflect both the safety of the people and security of the property.

My recommendations are outlined above and on behalf of the West Yorkshire Police. I would be happy to assist the applicant as they see fit in respect of this development.

**West Yorkshire Police**

**Designing our Crime Officer**

**Calderdale and Leeds District**