Consultee Comments for Planning Application 2025/90577

Application Summary
Application Number: 2025/90577
Address: land off Cowrakes Road, Lindley, Huddersfield, HD3 3SS
Proposal: Variation conditions 4, 5 and 7 (landscaping) on previous permission 2013/90204 for erection of 42 dwellings, formation associated site access, and drainage and landscaping works
Case Officer: Liz Chippendale

Consultee Details
Name: Agnes Boryn- Kirklees DOCO, West Yorkshire Police
Address: Huddersfield Police Station, Castlegate, Huddersfield, HD1 2NJ
On behalf of: West Yorkshire Police

Thank you for your request for consultation on the above application. The comments are made with the intention of reducing opportunities for future crime and antisocial activity which addresses our collective responsibilities outlined in Section 17 of the Crime and Disorder Act 1998, by creating safe and secure developments where people will want to reside, visit, or work.

The recommendations are supported by the following guidance:
NPPF National Planning Policy Framework (Section 8. Promoting healthy and safe communities) https://www.gov.uk/government/publications/national-planning-policy-framework--2
Kirklees Council Planning and development policy
https://www.kirklees.gov.uk/beta/planning-and-development.aspx
Kirklees Development Plan https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx
Secured by Design www.securedbydesign.com
Crime Prevention Through Environmental Design (CPTED)

This advice is given as a view as to what measures might reduce the risk of crime; there can be no guarantee that the recommendations will prevent crime.

Before any measures are implemented you are advised to consider current Health and Safety Legislation, Planning Permission and consult with your local Fire Safety Officer or any statutory body that may require notification or consultation.

Current acquisitive crime/ ASB figures in the area

I have conducted crime and ASB incident searches utilising WYP data and mapping tool.

ASB search for incidents reported between 22/05/2024 and 22/05/2025 has not highlighted any current or recent issues of note.

Serious acquisitive crime search for offences committed in Lindley area between 22/05/2024 and 22/05/2025 yielded 62 results: 24x residential burglary, 4x robbery, 8x vehicle interference, 18x theft from motor vehicle, 8x theft of motor vehicle.

Amongst the residential burglaries 18 referred to homes and 6 to unconnected buildings such as sheds or garages. The most common method of entry was by causing damage to glazing, followed by attacking the door lock.

Proposal

As per the Covering letter [id 1079362], the applicant proposes to omit a footpath between Dryden Way and Wadsworth Fold; the area is to be reseeded with a wildflower mix instead.

The applicant advised that should the proposal be objected, the footpath would be surfaced with tarmac, with timber steps and no lighting.

Having spoken to the applicant on 23/05/2025, should the variation be granted, there will be no public access to the piece of land in question. It will not be feasible to use it as a shortcut to Dryden Way. The timber fencing shall remain. A solid, lockable gate will be installed so the Management Company can access and maintain the area when necessary.

Comments

As per Secured by Design guidance, footpaths should be safe, secure and accessible. They should not provide access to rear or side boundaries of dwellings as this has been proven to generate crime. Furthermore, footpaths should be well-lit and wide.

In my assessment, a footpath connecting Wadsworth Fold and Dryden Way would not meet any of the above criteria.

Additionally, in line with Crime Prevention Through Environmental Design, opportunities for access, egress and through movement should be minimised to prevent unauthorised access. Furthermore, the natural surveillance of the proposed footpath appears limited.

The footpath would increase the site's permeability and vulnerability of the properties in the immediate vicinity, increasing opportunities for acquisitive crime and antisocial behaviour.
I also have concerns about the safety of the proposed footpath- the land is indeed on a steep slope, the footpath itself would be narrow and unlit.

There are no apparent benefits of constructing the footpath from a crime reduction/ designing out crime perspective. The estate has other existing routes which can be utilised by residents.

West Yorkshire Police support the application to omit the footpath and retain the land as landscaped.

Kind regards,

Agnes

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District