

Consultee Comments for Application 2025/90891

Application Summary

Application Number: 2025/90891

Address: Land at Yew Tree Road, Birchencliffe, Huddersfield, HD2 2EQ

Proposal: Variation of conditions 1 (Plans), 2 (Materials), 6 (Landscaping), 7 (Landscape Management Plan), 14 (Ecological Design Strategy) on previous permission 2021/91933 for reserved matters application pursuant to outline permission 2018/90776 for erection of 10 dwellings

Case Officer: William Simcock

Consultee Details

Name: Agnes Boryn- Kirklees DOCO, West Yorkshire Police

Address: Huddersfield Police Station, Castlegate, Huddersfield, HD1 2NJ

On behalf of: West Yorkshire Police

Comments

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.

Condition 1 - Plans

I have reviewed the following documents:

- Planning Layout, Drawing No: Z234.003
- Planning Layout, Drawing No: Z234.009, Rev. A
- Boundary Treatments Plan, Drawing No: Z234.007.

My comments are as follows:

- Boundary treatments- please ensure there are no footholds on the outer face of the 1.8m fence/ wall to hinder climbing attempts or being used as informal seating.

Additionally, the subdivisional boundaries between plots (1200mm post and rail) are insufficient in terms of security or privacy. Should a single point of the 1800mm timber fence or stone wall be breached by an offender, they will benefit from a nearly unrestricted access to other plots and will be free to “garden hop” between them. Furthermore, low sub-divisional boundaries can create or add to tensions between occupiers.

The 1200mm post and rail should be replaced with either a 1800mm fence with a solid section near the building line to provide a private amenity area for the property, or a 1500mm solid fence with 300mm of trellis topping.

- House type wise- Cawthorne’s front door is in a recess. Is there any scope to bring this forward, in line with the garage door? If not, this must be mitigated with appropriate lighting and preferably CCTV.

Recessed doorways are proven crime generators which allow offenders to work undetected and should be avoided if possible.

- 0.9m footpath to Burn Road (for access to a proposed flow control manhole)- I note this is located amongst the grassland and have no concerns over natural surveillance of it. However, I would strongly suggest making it at least 2 metres wide. This would allow for safer and more comfortable passing between pedestrians utilising it.

Conditions 6 & 7- Landscaping and Landscape Management Plan

I have reviewed the following documents:

- Landscape Management Plan, 28.03.2025, LMP-5871-01.03
- Landscape Masterplan Combined, Drawing No: DR-5871-03, Rev B.

I note from page 20 of the Landscape Management Plan, in relation to street trees management, that one of the objectives is “To maintain clear sightlines below the tree canopy for pedestrians and vehicle users”. Page 21 further advises: “Where the canopy requires lifting, cut back branches selectively to lateral or sub-lateral buds or branches

to 2m above ground level, allowing the retention of flowing branch lines avoiding unsightly stumps”.

Landscape maintenance schedule on page 27 further reinforces it, stating: “Manage trees – lift canopy to 2m above ground level where required to retain clear visibility” which is due to be conducted annually.

This is supported from a crime reduction/ CPTED perspective. Therefore, I find the landscaping and its management plan acceptable.

Kind regards,

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District