

DC Admin

From: Boryn, Agnes <agnes.boryn@westyorkshire.police.uk>
Sent: 13 January 2026 11:02
To: Victor Grayson; DC Admin
Subject: DOCO comments for application 2025/93449 at land east of Abbey Road North, Shepley, Huddersfield, HD8 8FG

Good morning,

Re: 2025/93449- Discharge of details reserved by conditions 27 (crime prevention), 29 (boundary treatments), 30 (external lighting) and 31 (landscaping) of previous permission 2024/90991 for variation of conditions 2 (plans) and 28 (materials) of previous permission 2020/93358 for erection of 52 dwellings

Apologies for the delay in providing a response.

Thank you for your request for consultation. My comments are as follows.

Condition 27- crime prevention:

I have reviewed the following document:

- Crime Prevention site layout, Drawing No 8834-BOW-A0-00-DR-A-0145, Rev P4, dated 07/01/25

The proposed location of rear ground floor doors and windows to PAS 24:2022+A1:2024 and cylinders to TS007 3* standard is noted and supported.

However, please note my observations below with regard to boundary treatments and lighting.

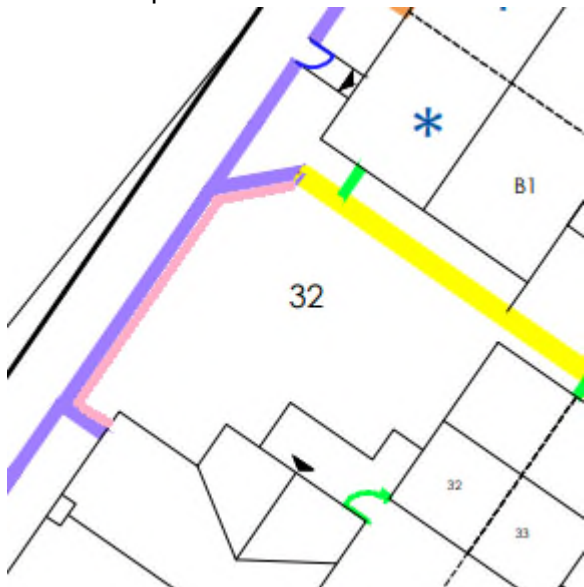
Condition 29- boundary treatments:

I have reviewed the following documents:

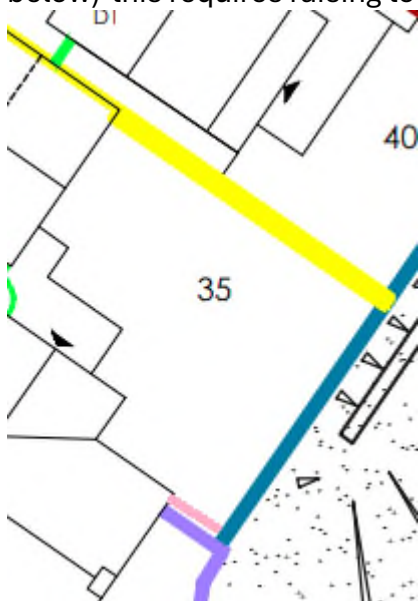
- Enclosures plan, Drawing No 8834-BOW-A0-00-DR-A-1021, Rev P18, dated 08/04/24
- Crime Prevention site layout, Drawing No 8834-BOW-A0-00-DR-A-0145, Rev P4, dated 07/01/25
- Proposed site sections, Drawing No 8834-BOW-A0-ZZ-DR-A-1050, Rev P3, dated 25/06/24
- Proposed site section – sheet 2, Drawing No 8834-BOW-A0-ZZ-DR-A-1052, Rev P4, dated 18/07/24

With regard to boundary treatments consisting of walls topped with trellis fencing- all trellis panels on the external face should be located flush to the edge of the wall to deter climbing and its use as informal seating.

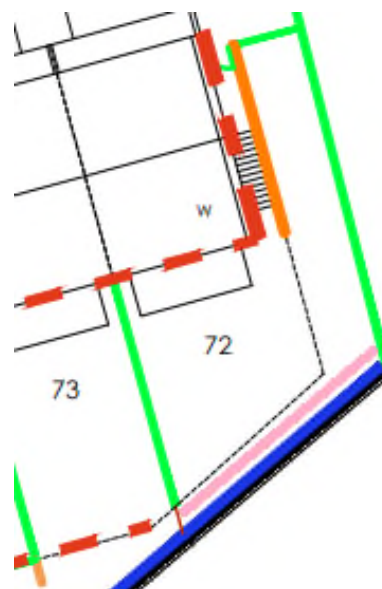
Plot 32- street-facing side of rear garden appears to be enclosed only with a 0.9m dry stone wall; this is insufficient in terms of security. The boundary should be raised to at least 1.8m along the lines marked in pink below:



Plot 35's rear garden also has a weak point in its boundary for the same reason (marked in pink below)-this requires raising to 1.8m:



Plots 72 & 83- side/ rear boundaries abutting private gardens (marked in pink below) appear to feature a 1.1m post and wire fence only- this is insufficient security wise and should feature wall/ fencing to the height of at least 1.8m:



Where railing adjoins boundaries to private rear gardens, it should be vertical rather than horizontal so it does not become a climbing aid and assist unauthorised access. This is the case for plots 57, 62, 63 and 64.

Condition 30- external lighting

I have reviewed the following documents:

- 30_T0-LT_External_lighting_spec (document id 1118073)
- Proposed Site Plan – External lighting, Drawing No 8834-BOW-A0-00-DR-A-0143, Rev P5, dated 04/11/24

The use of motion-sensor enabled lighting is not supported from a crime prevention perspective; I note that this solution is proposed for garages and drives only- not external doorsets to dwellings. If possible, this should be replaced with dusk till dawn lighting with a manual override or at least have a facility to switch from a motion sensor to a photocell. Should it not be feasible at this stage, I will accept motion-sensor lighting for garages and driveways.

External lighting should illuminate all external doorsets to dwellings; house types U and L2 (Drawings 8834-BOW-A14-ZZ-DR-A-0100 Rev P3 dated 27/03/24 and 8834-BOW-A23-ZZ-DR-A-0101 Rev P2 dated 27/03/24) feature side doors where no lighting is proposed.

House type C1 has 2 rear doorsets- both require to be illuminated.

House type Y- 2 luminaires are proposed at the rear, each should cover 1 doorset.

House type V- both rear doorsets should be illuminated.

No external lighting appears to be proposed for the driveways of plots 58 and 59.

Condition 31- landscaping

I have reviewed the following documents:

- Landscape Layout, Drawing No R/2446/4L dated Aug 25
- Planting Details, Drawing No R/2446/6 dated Aug 25
- Planting Details, Drawing No R/2446/7 dated Aug 25
- Planting Details, Drawing No R/2446/8 dated Aug 25.

No issues identified from a designing out crime perspective, condition discharged.