

2/9/26

Dear William

Re: 2026/92259- Discharge of details reserved by condition 10 (crime prevention measures) on previous permission 2021/94363 for reserved matters application pursuant to outline permission 2018/90151 for erection of 17 dwellings at land at Yew Tree Road, Birchencliffe, Huddersfield, HD2 2EQ

Thank you for the consultation request. 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 14. Achieving well-designed places, Section 15. Promoting sustainable transport, Section 17. Pollution, public protection and security)

https://assets.publishing.service.gov.uk/media/6a8334c03bd75b81e2329ac4/National_Planning_Policy_Framework.pdf

Kirklees Council Planning and development policy

<https://www.kirklees.gov.uk/beta/planning-and-development.aspx>

Kirklees Local Plan <https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-strategy-and-policies.pdf>

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.

Condition 10 on planning permission 2021/94363 states as follows: “Prior to the installation of any doors or windows within the hereby approved dwellings, details of measures to prevent and deter anti-social behaviour shall be submitted to and approved in writing by the Local Planning Authority. These shall include window and glazing details, doors and locking systems, CCTV and alarms and cycle and motorcycle storage.”

The submitted documents contain a certification document for Roundbrand Limited dating back to 2020 and details of cycle storage only.

PAS 24:2016 is somewhat obsolete now. Could the window and door standard be upgraded to PAS24:2022 if at all possible, in order to offer the occupants an appropriate and more up-to-date level of physical security.

The shed for cycle/ motorcycle storage should be securely fixed to a suitable substrate foundation. Hinges should be reinforced with coach bolts. Storage devices/ ground anchors inside should be security rated to at least Sold Secure SS104 Bronze, STS 225 Issue 2 Burglar Resistance BR1(S), STS 205 Issue 8 Burglar Resistance BR1, LPS 1175 Issue 8 Security Rating A1, STS 501 Security Rating TR1 or STS 503 Security Rating TR1. Will the applicant meet some/ all of these recommendations?

Will intruder alarms be provided in all dwellings as standard? If so, they should meet the requirements of BS EN 50131 (wired and wire free systems). The installation should be carried out by NSI/ SSAIB approved contractor.

Are there any plans for CCTV provision onsite?

Could the applicant respond to the above, please.

Kind regards,

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District