



POLICE ARCHITECTURAL LIAISON OFFICER RESPONSE ON PROPOSED DEVELOPMENT

TO: John Holmes

DATE: 4 November 2019

APP. NO: 19/02277/OUT

Police Architectural Liaison Officer:
Keith Pape MBE

APPLICANT: Mr Duffy, Mr Duffy & Mr
Davies

Direct Dial: 01924 306588

LOCATION: Land Off Wakefield Road Town End Pontefract WF8 4HW

DESCRIPTION: Twenty Two (22) Dwellings including associated works (Outline including access and layout)

Consultee Comments

I can now detail my observations in relation to the details/plans submitted.

This application is one of seeking outline planning approval on a potential new development of 22 dwellings at the said location, for which West Yorkshire Police would have no objection in principle to the development of the site, however, the submitted indicative site plan 3132-1-001-B raises several issues of concern within the design for which West Yorkshire Police would be unable to support in its present format

It is therefore requested and strongly recommended that the following conditions, observations and recommendations be attached in respect of any future application (where appropriate), to ensure that the development is designed in accordance with Policy CS10 Design, Safety and Environmental Quality, Policy D15 Safety and Security Through Design of Wakefield Local Development Framework and in pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998.

Conditions for consideration

- Prior to the development commencing, a perimeter boundary treatment plan shall be submitted for approval in writing by the Local Planning Authority. Details shall include location, height, type, style and method of installation. The scheme shall be implemented in accordance with the approved details prior to the development being brought into use and retained thereafter for the lifetime of the development. Reason: In the interests of amenity and to comply with Policy D9 of the Development Policies Document.
- The development hereby permitted shall incorporate measures to minimise the risk of crime and meet the specific security needs of the application site and the development. Details of the measures to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the development

commencing and shall be implemented before the development is first occupied and retained thereafter.

Reason: In pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 and in accordance with Policies CS10 and D15 of the Local Development Framework.

- Prior to the development commencing, a lighting scheme shall be submitted in writing for approval by the Local Planning Authority. Details shall include the location, orientation and type of lights. The scheme shall be implemented in accordance with the approved details prior to the commencing of use and retained thereafter for the lifetime of the development.

Reason: A pre-commencement condition is required in the interest of amenity and in pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 and in accordance with Policies CS10 and D15 of the Local Development Framework.

(Note; - To be attached only if the road is to be privately maintained)

Observations

West Yorkshire Police encourage applicants to seek to build a development incorporating the guidelines of *Crime Prevention Through Environmental Design* (CPTED), together with Secured by Design (SBD), a crime prevention initiative operated by the Police Service and supported by the Home Office. The purpose of SBD is to guide and encourage those engaged in the specification, design and build industry into adopting crime prevention measures which have been proven to reduce the opportunity for crime and fear of crime, creating safer, more secure and sustainable environments.

Unfortunately, I am of the opinion that, whilst I accept the developers need to take account of the constraints of the site and maximise the land available, the principles of CPTED & SBD have suffered slightly.

Vehicular related crime, burglary and anti-social behaviour continues to be highly problematic in the Wakefield District and therefore measures to address the potential for those and other acquisitive crimes from occurring, together with reducing the fear of crime, should be considered and implemented into the scheme.

The site plan offers an amount of car parking that, if appropriate, secure boundary treatments for the properties were to be incorporated into the development, a number of vehicles will have limited/reduced surveillance i.e. Plots 01, 02, 19-22 etc.. Ideally, provision should be made for 'in curtilage' parking or be in direct contact and have the benefit of a high level of natural surveillance from habitable rooms.

"It is highly recommended that all residential plots are either provided with garages or in-curtilage parking facilities featuring lockable gates. A study into vehicle crime highlighted that parking courts and parking locations which were permeably and poorly illuminated were the most vulnerable to crime, more so than on street parking".

(British Crime Survey & Home Office Briefing note: - 6/01 Vehicle Related Thefts).

There should be no public access to the rear of the proposed dwellings i.e. Plots 19-22 will be vulnerable to an attack. These design features provide potential offenders with legitimate access to what is statistically, the most vulnerable area of the dwellings, accounting for over 85% of the burglaries. The placing of rear garden to rear garden enhances the level of security and is fully supported.

“It is desirable to restrict public access to the rear of buildings. Secluded footpaths or alleyways, in particular, should not run along the rear of, and provide access to, buildings or gardens.”

(Safer Places Page 19)

“To ensure that crime prevention is properly taken into account, it is important that the way in which permeability is provided is given careful consideration. High permeability is conducive to walking and cycling, but can lead to problems of anti-social behaviour if it only achieved by providing routes that are poorly overlooked, such as rear alleyways.”

(Manual for Streets page 46 para 4.6.2)

Recommendations to be considered

1. A lighting scheme should be implemented into the scheme to meet the standards set out in BS 5489-2:2016 with a colour rendition of RA60 or above.
2. The perimeter boundary treatment protecting the rear of the plots abutting public space i.e.:- public footpath must be suitably robust. It is strongly recommended that it is constructed from brick wall or brick wall and piers, with wooden infill panels or railings and be 2m in height. Railings/timber infill panels should be fitted flush to the external side and all brick piers should be fitted with a steeply angled capping stone to reduce the probability of access via climb.
3. All other rear boundary treatments should be a minimum of 1.8m in height, close boarded timber or similar. Climbing aids should not be incorporated into the design. Care should be taken where boundaries are incorporated onto / into existing boundary features. These features may be breach due to the topography of the land. If hedging is to be used, it should be supported with aesthetically pleasing 1.8m expanded metal or weld mesh fencing to BS 1722 standard.
4. Rear plot divisions to be constructed from 1.5 high close boarded timber (or similar) fencing to prevent plot hopping. This height will also allow for natural surveillance. If higher plot divisions are required consider the use of 1.5m high close boarded timber (or similar) fencing topped with 300mm trellis.
A 1.8m high privacy screen should be implemented where appropriate.
5. Where possible, front boundary treatments should be incorporated into the design. All space should be clearly defined so that ownership/public/private is clear and consequently the potential of disputes over maintenance of space is reduced.
6. Provision should be made to prevent casual access to the rear of all the premises via the front of the property by way of additional fencing with lockable gate to a

minimum height of 1.8m. The fitting of a Suffolk Gate Latch or similar type of a device alone is not deemed to be a 'lockable' device. The gate should be positioned as far forward towards the front building line as possible in order to enhance the level of surveillance.

7. If planning approval was to be granted for the development of dwellings then the standard of the doorsets and windows will be subject of Approved Document Part Q of Schedule 1 to the Building Regulations 2010, Security - Dwellings which came into effect 1st October 2015 resulting in the requirement of all external doorsets and all ground floor, basement and other easily accessible windows to be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or satisfy other standards that provide a similar or better performance of which include:

Doorsets

BS PAS 24-2016

LPS1175 Issue 7:2010 Security Rating 2.

STS 201 Issue 4:2012.

STS 202 Issue 3 Burglary Rating 2.

LPS 2081 Issue1:2014 Security Rating B.

Windows

BS PAS 24-2016

LPS1175 Issue 7:2010 Security Rating 1

STS 204 Issue 3:2012

LPS 2081 Issue 1:2014 Security Rating A

Glazing should be certificated to BS EN 356:2000 Glass in Buildings. *Security glazing – resistance to manual attack to category P1A rating.* For a double glazed unit, the inner pane of glass should be 'laminated toughened'. Windows should also feature restrictors and locks.

It should be noted that 'ordinary toughened glazing' alone offers no security resistance.

Please note: Although Approved Document Q require the installation of BS PAS 24 etc. doorsets, it has come to notice that the euro cylinder locking system is often to a minimum standard i.e. 1 Star Rated euro cylinder which offer no resistance to the more common method of entry when committing burglary, that being the *snapping of the euro cylinder*.

Due to the continued increase in this method of entry in our area, West Yorkshire Police strongly advise that the euro cylinder locks and handles being utilized on developments should meet TS 007 3 Star Rating or the Sold Secure SS312 Diamond Standard in order to prevent occupants from becoming victims of crime.

It is therefore strongly recommended that the preferred doorsets to be installed, whether BS PAS 24 or otherwise, should be fitted with 3 Star Rating locking systems.

This is obtained by the installation of either;

- a) TS 007 3 Star Rated euro cylinder (preferred option) or alternatively
- b) TS 007 1 Star Rated euro cylinder accompanied by TS 007 2 Star Rated security door handle or security escutcheon hardware.

8. Any vehicular garage doorsets to be installed which are not subject of ADQ should be certified to the standard of LPS 1175 Issue 7:2010 Security Rating 1 or STS 202 Issue 3:2011 Burglary Rating 1.

9. An intruder alarm system (installed to comply with BS EN 50131 and PD 6662 for wired systems and BS 6799 for wireless systems) should be installed **or alternatively**, a suitable power provision (fused spur) should be provided for the installation of an alarm system at a later date.
10. Low energy dusk till dawn luminaries should be incorporated to all access points of all properties. All fittings, including the wiring, should be vandal resistant and located in inaccessible positions to deter criminal attack.
11. If In the absence of 'smart utility meters' (remote signalling), gas and electric meters should, where possible, be located externally and at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read the meter, which in turn reduce the opportunity for distraction burglary.
12. With over 300 cycles, together with an extremely high rate of garden tools and equipment stolen within the Wakefield District per annum it is strongly recommended that, in the absence of garages etc. that a form of external secure storage is provided as standard. and not as an 'optional extra'.
If storage is to be provided it should be windowless and robustly constructed as per minimum requirements as outlined within the Secured by Design - New Homes 2019 guidance manual, Section 3, paragraph 56. Door hinges, hasp and staple should be coach bolted through the structure and secured by means of a 'Sold Secure' Silver Standard or LPS 1654 Issue 1:2013 SR1 padlock or other means of access control Furthermore, internal security measures e.g. ground anchorage certified to 'Sold Secure' Silver Standard or LPS 1175 Issue 7.2(2014) SR1, securely fixed into the concrete foundation in accordance with the manufacturer's specifications should be implemented.

In conclusion, I would support the application providing that the above conditions and recommendations were to be considered and implemented.

To obtain details of approved security products, manufacturers and suppliers, the applicant is advised to visit the 'Secured by Design' website www.securedbydesign.com

A variety of 'Secured by Design' Design Guides can also be found on the above website, including the latest Homes Design Guide which can be found on the following link;

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf

This report was submitted in the interest of crime prevention and is in line with the Wakefield LDF and addresses our collective responsibilities under Section 17 of the Crime and Disorder Act, 1998.

Keith Pape MBE

**Police Architectural Liaison / Design Out Crime Officer
Wakefield District**