

# Consultee Comments for Planning Application 24/01081/FUL

## Application Summary

Application Number: 24/01081/FUL

Address: Land South Of 16 Breakmoor Avenue Silsden Keighley West Yorkshire BD20 9PW

Proposal: Construction of dwelling

Case Officer: Kerry Thompson

## Consultee Details

Name: Consultee: Chris Hughes - WEST YORKSHIRE POLICE - DOCO

Address: Lawcroft House, Lilycroft Road, Bradford, West Yorkshire BD9 5AF

Email: Not Available

On Behalf Of: West Yorkshire Police

## Comments

REF 24/01081/FUL | Construction of dwelling | Land South Of 16 Breakmoor Avenue Silsden Keighley West Yorkshire BD20 9PW.

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 anti-social 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).

Bradford Council Policy Guidance DS5 - Safe and Inclusive Places.

Secured by Design [www.securedbydesign.com](http://www.securedbydesign.com)

s3.66 of the Local Plan for the Bradford District, Core Strategy Development Plan (Adopted July 2017) Spatial Vision, Objectives and Core Policies.

Bradford Metropolitan District Council - Supplementary Planning Document - Planning for Crime Prevention [planningforcrimeprevention.pdf](http://planningforcrimeprevention.pdf) ([bradford.gov.uk](http://bradford.gov.uk))

Bradford Metropolitan District Council - Local Requirements - Crime Impact Statement. Local Requirements - Crime Impact Statement | Bradford Council

Secured by Design [www.securedbydesign.com](http://www.securedbydesign.com)

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 / concerns 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.

Note National standards and specifications are often updated, please ensure that the latest version of the security standards and specifications specified in this letter are adhered to.

## Threat and Risk

The level of security at the site should align with any identified threat and risk. Therefore, it is advisable to adopt a pragmatic approach towards security requirements, even if the specific end users have not been identified yet.

Residential properties are vulnerable to attack from motivated criminals seeking to break into homes, targeting high value goods including family cars. The most common attack point is at the rear or side of properties.

## Review

There is limited information contained within this application, to allow me to sufficiently review the security of the proposed site.

I have outlined below the research which supports security recommendations for any residential property.

I have also included a link to the Secured by Design HOMES guide to assist applicants  
HOMES\_GUIDE\_2023\_web.pdf ([securedbydesign.com](https://www.securedbydesign.com))

West Yorkshire Police encourage applicants who are involved in new builds or redevelopments to incorporate CPTED (Crime Prevention Through Environmental Design) principles 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, secure, and sustainable environments. To obtain details on accredited products, information or to obtain an application form to apply for an award for a new development or redevelopment, please visit the website [www.securedbydesign.com](http://www.securedbydesign.com)

The below information is intended for the applicant to include in any amendments to the application to maximise the security of the development.

While not all points will be applicable to this proposal, in the first instance, they form a useful guide for applicants.

## Defensible space

Shared rear access footpaths - Such footpaths must not be placed at the back of properties. If they are essential to give access for residents, they must be provided with gates placed at the entrance to the footpath, as near to the front building line as possible. Gates should be lockable from both sides. Street lighting should also be designed to ensure illumination of the gate area.

Boundary treatments - It is recommended the rear boundary treatments for each plot are to a height of 1800mm such as masonry materials, close boarded timber fencing or other durable materials. Rear plot dividers in height of 1800mm consisting of the same material as above should be installed between properties.

Additional trellis topping fencing can be added to the top of any fencing to enhance the security

and prevent climbing access. This type of fence topping is fragile and will break when climbed. It also allows for better natural surveillance through the fencing.

Access must be restricted from the front of each plot into the rear garden by installing a 1800mm high lockable gate. This gate should be positioned near to the front building line to eliminate recesses and to increase natural surveillance restricting unauthorised access.

All external facing boundary treatments MUST be smooth faced with no footholds or cross members to enable climbing access.

Dwelling front boundaries - Plots with open front gardens, should have a marked boundary that clearly distinguishes the private space of the garden, from the public space outside it. This should consist of hedge / low wall / fence / railings of around 1m in height.

Open plan frontages often contribute to complaints of nuisance and anti-social behaviour. By having a robust form of boundary treatment, there will be no dispute over ownership and maintenance of particular plots. It will reduce the probability of desire lines being created across front garden areas.

The effect of having clear front boundaries would be to stop people casually wandering across the face of individual houses, a common cause of nuisance and conflict. The boundary also has the effect of defining defensible space adding to property security.

Rear gardens. Side boundaries dividing house plots from each other - Plot dividers need to be tall and substantial enough to provide both privacy and security.

Closed boarded timber fencing should be provided to a minimum 1.5m in height and include privacy screen (a section of higher fencing) of 1.8m in height projecting out from the building for about 2m, to provide a private amenity area adjacent to the home.

Access gates to rear gardens - Gates to the side of the dwelling that provide access to rear gardens or yards must be robustly constructed, be the same height as the fence (minimum height 1.8m) and be capable of being locked (operable by key from both sides of the gate). Such gates must be located on or as near to the front of the building line as possible.

Bin stores Refuse bins must be placed behind a locked gate preferably within the rear garden. These must not be sited near ground floor windows, low roofs or boundary fences, as they will provide a climbing aid for offenders.

#### Natural surveillance

Trees and vegetation - In order to maximise natural surveillance on the site, all trees and hedges should be subject to a management scheme in order to maintain the heights and densities of the vegetation. Trees should have their canopy raised to 2m from the ground and low growing bushes and vegetation should be maintained to 1m in height.

Defensible planting can be used as boundary treatments. Hostile plants such as *Berberis Vulgaris* can be planted parallel to fencing or below ground floor windows to create defensible space.

External Lighting - There should be external lighting above the access doors, fire doors, parking

areas, and bicycle storage. Suitable types of lights are low energy photo electric cell or dusk until dawn lights, where fittings and wiring are vandal resistant.

Car parking - Provision should be in curtilage parking or within view of the car owners home. Rear parking court areas hidden from view behind garden fencing are unacceptable. They are known to become associated with nuisance and anti-social behaviour as well as increasing the opportunity for car crime and rear access burglary.

#### Property security

Internal partition wall construction - Dividing walls between internal dwellings must be to STS 202 Issue 9: October 2020 BR1 standard or made from solid materials such as concrete block or brick. Any internal partition wall made up from non-solid material such as plasterboard and wooden studwork should be reviewed for security purposes.

Door sets - As per Building Regulations (Approved Document Q), doors and windows should be to one of the following standards.

PAS 24:2022

STS 201 Issue 14:2021

STS 222 issue 1:2021

STS 202 Issue 10:2021 Burglary Rating 2.

LPS 1175 Issue 7.2:2014 Security Rating 2+

LPS 1175 Issue 8:2018 security rating A3+

LPS 2081 Issue 1:1:2016 Security Rating B.

Any bespoke wooden door should be a solid or laminated timber with a minimum density of 600kg/m<sup>3</sup> and to 44mm thickness. Any panels within the door set should be at least 15mm thickness and securely held in place. Beading should be mechanically fixed and glued in place. The door should include a 5-lever mortice lock to standards BS 3621 with a night latch or rim lock which are tested to the same standards.

All new builds must have the best possible door locks installed, especially the euro-profile cylinder lock types. Some of the door sets quoted above can include a minimum standard euro cylinder lock that meets TS007 standards and is 1 Star Rated. These locks offer less resistance to crimes relating to lock snapping which is still a common method of burglary across West Yorkshire.

It is strongly recommended that any doors that include a euro cylinder lock be rated to standards; TS007 3 Star, STS 217 or Sold Secure Diamond Standards. These offer more resistance to this type of attack and will prevent crime. Consult the door supplier to make sure that the PAS24 rating is not affected if locks are upgraded.

[https://www.securedbydesign.com/images/downloads/DOORSET\\_BROCHURE\\_update\\_25.3.19.pdf](https://www.securedbydesign.com/images/downloads/DOORSET_BROCHURE_update_25.3.19.pdf)

Secure Mail Delivery accessed via a private dedicated entrance door set - There are increasing crime problems associated with letter plate apertures, such as identity theft, arson, hate crime, lock manipulation and fishing for personal items (which may include post, vehicle and house keys, credit cards, etc). To address such problems SBD strongly recommends, where possible, mail delivery via a secure external letter box meeting the requirements of the Door and Hardware Federation standard Technical Standard 009 (TS009:2019) or delivery through the wall into a secure area of the dwelling. These should be easily accessible i.e., at a suitable height for a range of users.

Windows - Window frames must be securely fixed to the building fabric in accordance with the manufacturers instructions and specifications. All easily accessible windows (including easily accessible roof lights and roof windows) must be certificated to one of the following standards:

BS PAS 24-2022

STS 202 Issue 10:2021 BR1

STS 204 Issue 6:2016

STS 222 issue 1:2016 LPS 1175 Issue 7:2:2014 Security Rating 1

LPS 1175 issue 8:2018 1/A1\*

LPS 2081 Issue 1:1:2016 Security Rating A

Ideally, laminated glazing should be installed on easily accessed windows and certificated to a minimum of BS EN 356 P1A rating, so that if there are any attempts of entry the glass will remain intact.

Motorcycle and Cycle storage - Sheds or cycle storage security is important due to the value of goods often kept inside. If cycle storage is to be a wooden shed, there should not be any windows installed. The door hinges, including the hasp and staple should be coach-bolted through the shed structure. Any padlocks should look to be certified to Sold Secure Silver or LPS 1654 issue 1.1 2014 SR1.

The bicycle security anchor should look to be certified to Sold Secure Silver Standard or LPS 1175 issue 8 (2018) SR1 and securely fixed to the concrete foundation.

Motorcycle parking bays can be made more secure by the installation of ground anchors, or robust metal support stands running at the side of adjacent paving. They provide a firm and immovable object to affix the rear wheel of a motorcycle. Ground anchors should be installed at the rear of motorcycle parking bays near to the kerb line and relatively flush to the road surface to prevent them being a trip hazard and meet one of the following security standards:

Sold Secure Gold

STS 503

If metal support stands are provided, these should consist of galvanised steel bars (minimum

thickness 3mm), with minimum foundation depths of 300mm with welded anchor bars.

Intruder alarms - It is recommended to install an intruder alarm into each plot to provide additional security. Suitable standards are to BS EN 50131 or PD6662 (wired alarm system) or BS 6799 (wire free alarm system). Alternatively, if intruder alarms are not being provided by the Developer, installing a 13-amp spur point is a cost-effective measure to apply and will allow residents the option of purchasing their own intruder alarms.

Residential CCTV - CCTV is not a universal solution to security problems. CCTV can help deter vandalism or burglary and assist with the identification of offenders once a crime has been committed. If installed external warning signs must be affixed all around the premises stating that there is MONITORED CCTV recordings on site. The CCTV system must have a recording capability, using a format that is acceptable to the local police. The recorded images must be of evidential quality if intended for prosecution. Normally this would require a full body shot image of a suspect. It is recommended that fixed cameras be deployed at specific locations for the purpose of obtaining such identification shots. For example, covering all points of entry and parking areas. CCTV should be high definition to 1080p which is of a quality to identify any person/s from the top half of their body, which can aid identification should there be any crimes or incidents.

Garages - If a development incorporates garages and the developer wishes to gain the full SBD Gold Award then the security of both the dwelling and the garage must be considered. If a garage is not secured as part of the security of the dwelling, or it is detached from the dwelling, then external pedestrian access doors must meet the same physical, locking and fixing specification, as Dwelling entrance door sets (Section 23). 62.2 Vehicle access door sets shall be certificated to one of the following standards (Note 62.2):

LPS 1175 Issue 7.2:2014 Security Rating 1+ (or above), or  
LPS 1175 Issue 8:2018 Security Rating 1+/A1+ (or above), or  
STS 202 Burglary Rating 1+ (or above), or  
LPS 2081 Issue 1:2015 Security Rating A, or  
STS 222 Issue 1:2021 Note 62.2:

Where a manufacturer has demonstrated, to the satisfaction of SBD, that compliance with a similar alternative standard from another supplier or country has been achieved this may be accepted as an alternative to the above standards.

Alternatively, a vehicle access door that is not certificated to one of the above standards, and not subject to the requirements within the English and Welsh Building Regulations (Approved Document Q), may be deemed satisfactory if an external garage door defender type security product is also fitted. Such products must be certificated to Sold Secure Bronze level or above. Further guidance can be found in the Police Crime Prevention handbook link below Handbook.pdf ([securedbydesign.com](https://www.securedbydesign.com))

Chris Hughes

Designing Out Crime Officer  
Bradford District