



**West Yorkshire Police
Kirklees District**

Designing Out Crime Officer

West Yorkshire Police
Kirklees Council Planning and Development
Service
PO Box 1720
Huddersfield
HD1 9EL

Tel: 101
Council Offices: 01484 221000
Email: richard.thornton@westyorkshire.police.uk

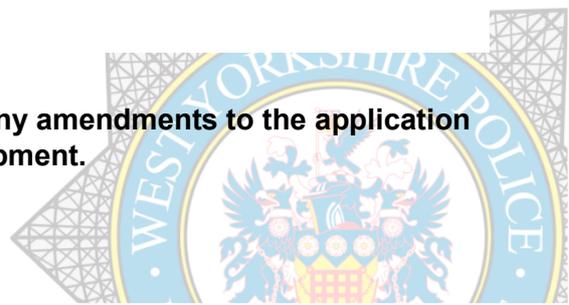
To: Katie Wilson Kirklees Council Planning Services	Ref: 2023/91463 Date: 31 st July 2023
---	---

**Site Location: Café Shai, 4a Albion Street, Batley, WF17 5PS
Application: Erection of Cafe**

Dear Katie

Thank you for your request for consultation for the above outline application. Having read the available information, overall, West Yorkshire Police have no objection to the principle of this application in its current form. It is requested that a **PLANNING CONDITION for Security Measures**, be applied to this application and the below advice be incorporated into the design plans.

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



Security measures

Wall construction

Due to the remoteness of some industrial and warehouse units and or reduced activity at night and over the Weekends, some buildings become prone to criminal attack through the wall, bypassing security doors and shutters. The walls should therefore be designed to withstand such attacks and materials resistant to manual attack or damage should be used to ensure the initial provision of security.

Where lightweight construction is being considered, for example the use of insulated sheet cladding, a reinforced lining such as welded steel mesh can enhance the security of the building fabric. Internal plasterboard walling to STS 202 Issue 7 BR1 Requirements for burglary resistance of construction products, should also be considered.

Roller shutters and grilles

Grilles and shutters can provide additional protection to both internal and external doors and windows. The minimum standard for such products, when required, is certificated to:

- LPS 1175: Issue 8:2019 Security Rating B10 or above
- STS 202: Issue 3, Burglary Rating 1

For roller shutters, the above minimum-security ratings are generally sufficient where:

- a shutter is required to prevent minor criminal damage and glass breakage or
- the shutter is alarmed, and the building is located within a secure development with access control and security patrols or
- the shutter or grille is intended to prevent access into a recess or
- the door or window to be protected is of a high security standard.

Security ratings higher than the minimum may be required and will be dictated by one or more of the following security considerations.

- Type of crime risk
- Level of crime risk
- Location of the building
- Security level of the door or window being protected

External doorset apertures

It is important that the doorset aperture be protected. Due to the nature of some commercial building uses and locations, there is an expectation that the security will be required to meet the following minimum standards when the building is unoccupied:

- The new PAS 24:2022 standard; or PAS 24:2016 until September 2024
- LPS 1175: Issue 8:2019 Security Rating B10 or above
- STS 201 or STS 202: Issue 3, BR2

Additional security may be gained by utilising additional protection such as a certified roller shutter or grille.

It is expected that all doorset products are fit for purpose and therefore certification to the following material specific standards are also required:

- BS 6510:2010 (Steel)
- BS 7412:2007 (PVCu)
- BS 644:2012 (Timber)
- BS 8529:2010 (Composite)
- BS 4873:2009 (Aluminium)



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.

Windows

The below are the recommended standards.

- The new PAS 24:2022 standard; or PAS 24:2016 until September 2024
- STS 202: Issue 10:2021, Burglary Rating 1
- STS 204 Issue 3:2012
- LPS 1175: Issue 8.1:2020 Security Rating B10 or above
- LPS 2081 Issue 1.1:2016 SR A

Ideally laminated glazing should be installed and certificated to a minimum of BS EN 356 P2A rating, so that if there are any attempts of entry the glass will remain intact.

Security glazing

All ground floor and easily accessible glazing must incorporate one pane of laminated glass to a minimum thickness of 6.8mm laminate pane which would be successfully tested to BS EN 356:2000 P2A rating - *Glass in building*. All glass types that achieve a BS EN 356 rating, whether it's at the lower end of the scale (P1A-P5A) or the far end (P6B and above) would be classed as a security glass since they achieve some degree of burglary resistance according to that standard. It is a recommendation for all laminated glass in commercial premises to be certified to BS EN 356 2000 P6B rating or above unless it is protected by a roller shutter or grille.

Occasionally, when large laminated glazed panels are used on south facing elevations, there have been incidents of glazing failure (cracking) due to thermal stress. Whilst the use of toughened glass would seem to be a simple solution to the problem of thermal stress, ordinary toughened glass offers no security resistance. It is therefore recommended that the inner pane of glass used in a double-glazed unit is 'laminated toughened'. This combination of the two sheets of toughened glass and the interlayer offers both resistance to intrusion and thermal stress associated with large, glazed areas.

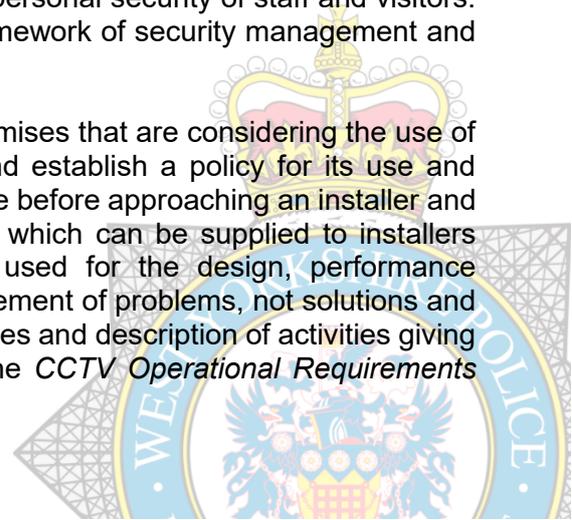
When premises are assessed as being at significant risk to the effects of blast from a terrorist attack, blast resistant glazing or anti shatter film may be required to mitigate the risk of death or injury from the effects of flying glass. Separate information from a West Yorkshire Police Counter Terrorist Security Advisor will give further information on this matter.

CCTV

External warning signs should be installed all around the site stating that there is "MONITORED" CCTV recordings on site.

CCTV is not a universal solution to security problems. It can help deter vandalism or burglary and assist with the identification of offenders once a crime has been committed, but unless it is monitored continuously and appropriately recorded, CCTV will be of limited value in relation to the personal security of staff and visitors. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms *part* of an overall security plan.

Developers of new commercial premises and managers of existing premises that are considering the use of CCTV must be very clear about the objectives they wish to meet and establish a policy for its use and operation before it is installed. It is important to seek independent advice before approaching an installer and to develop a comprehensive operational requirement for the system, which can be supplied to installers during the tendering process. An operational requirement will be used for the design, performance specification and functionality of the CCTV system. In effect, it is a statement of problems, not solutions and will highlight the areas that must be observed by the system and the times and description of activities giving cause for concern. A useful reference to help achieve this goal is the *CCTV Operational Requirements*



Manual 2009 ISBN 978-1-84726-902-7 Published April 2009 by the Home Office Scientific Development Branch

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 are deployed at specific locations for the purpose of obtaining such identification shots. An operational requirement must take account of this fact and decisions made as to what locations around the building are suitable for obtaining this detail of image. The recording of vehicle licence plates may also be practical and useful.

Whilst the location of cameras is a site-specific matter it would be normal practice to observe the main entrance to the premises and the reception area. In high crime areas CCTV cameras may need protection within a vandal resistant housing. CCTV camera impact resistance rating recommendations for example in a lift or if fitted externally say an underpass or fabric of a building would be IK 8 to IK 10, whereas a camera looking from inside an office to a reception desk would be IK 1 to IK 5, leaving IK 6 & 7 for internal corridors etc. CCTV coverage is advised of any current areas of the site that are known by the staff to be problematic for criminal offences. Early discussions with an independent expert and potential installers can resolve several matters including:

- Monitoring and recording requirements
- Activation in association with the intruder alarm
- Requirements for observation and facial recognition/identification
- Areas to be monitored and field of view
- Activities to be monitored
- The use of recorded images
- Maintenance of equipment and the management of recording
- Subsequent ongoing training of operatives

CCTV systems must be installed to BS EN 62676-4:2015 Video surveillance systems for use in security applications.

The design of a CCTV system should be co-ordinated with the existing or planned lighting system for the buildings and the external grounds, to ensure that the quality of the lighting is sufficient to support the CCTV.

CCTV systems may have to be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available at this website: www.ico.gov.uk

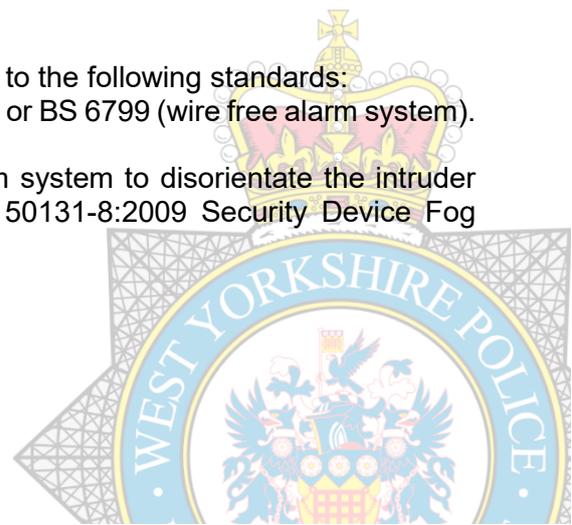
For guidance on the use of CCTV images as legal evidence see also BS 7958: 2009 *Closed circuit television (CCTV). Management and operation. Code of practice*. This document provides guidance and recommendations for the operation and management of CCTV within a controlled environment where data that may be offered as evidence is received, stored, reviewed, or analysed. It assists owners of CCTV systems to follow best practices in gaining reliable information that may be used as evidence.

Remotely monitored detector activated CCTV systems must be installed in accordance with BS 8418: 2015 *Installation and remote monitoring of detector operated CCTV systems - Code of practice*.

Intruder alarms

System designers may wish to specify component products certificated to the following standards: Suitable standards are to BS EN 50131 or PD6662 (wired alarm system) or BS 6799 (wire free alarm system).

Security fogging devices can be incorporated within the intruder alarm system to disorientate the intruder when the alarm system is activated. They must conform to BS EN 50131-8:2009 Security Device Fog Systems.



Security Enhancement Schemes

Secured by Design

[SBD Commercial 2015 V2.pdf \(securedbydesign.com\)](#)

West Yorkshire Police encourages applicants to seek to build / refurbish a development incorporating the guidelines of **Crime Prevention Through Environmental Design (CPTED)**^{1&2}.

Enhanced security schemes such as **BREEAM / SABRE** together with **Secured by Design (SBD)**, offer developers additional security information and accreditation. The **SABRE** scheme is jointly operated by The Security Institute and the BRE Group.

Academic research by Huddersfield University has proven³ that building to enhanced security standards such as **BREEAM / SABRE** and **SBD**, reduces the opportunity for crime and the fear of crime as well as creating safer, more secure, and sustainable environments.

¹ Armitage R. (2013) *Crime Prevention through Housing Design: Policy and Practice*. Palgrave Macmillan: Crime Prevention and Security Management Book Series.

² Armitage, R. and Monchuk, L. (2018) What is CPTED? Reconnecting Theory with Application in the Words of Users and abusers. *Policing: A Journal of Policy and Practice*.

³ Armitage, R. and Monchuk, L. (2011) Sustaining the Crime Reduction Impact of Secured by Design: 1999 to 2009. *Security Journal*, 24 (4), p. 320-343.

IMPORTANT General information

This advice is based upon concerns following recent current crime trends in the area concerned. The above advice expressed, 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.



Policy Guidance

The National Planning Policy Framework (July 2021)

Section 8. Promoting healthy and safe communities

Para 8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

(b) a social objective – *“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and **safe places**, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”.*

Para 92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

(b) – *“are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas”.*

Para 97. Planning policies and decisions should promote **public safety** and take into account wider **security and defence** requirements by:

(a) - *“anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security”;* and

(b) – *“recognising and supporting development required for **operational defence and security purposes** and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area”.*

Section 9. Promoting sustainable transport

Para 106. Planning policies should:

(d) – *“provide for attractive and well-designed walking and cycling networks with supporting facilities such as **secure cycle parking** (drawing on Local Cycling and Walking Infrastructure Plans)”.*

Para 108. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, **safe and secure**, alongside measures to promote accessibility for pedestrians and cyclists.

Para 110. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

(b) – *“**safe and suitable access to the site can be achieved for all users”.***

(c) – *“the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code”.*

Para 112. Within this context, applications for development should:



(c) – “create places that are **safe, secure** and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards”.

Section 11. Making Effective Use of Land

Para 119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring **safe** and healthy living conditions.

Section 12. Achieving well-designed places

Para 130. Planning policies and decisions should ensure that developments:

(f) - “create places that are **safe, inclusive and accessible** and which promote health and well-being, with a high standard of amenity for existing and future users; and where **crime and disorder**, and the **fear of crime**, do not undermine the quality of life or community cohesion and resilience”.

Kirklees Local Plan (February 2019)

Policy LP16 – Food and drink uses in the evening economy

Proposals for food and drink, licensed entertainment uses, and associated proposals will be supported, provided they are located within a defined centre, and subject to:

Sections – (b) – “the impacts of noise, general disturbance, fumes, smells, litter and late-night activity, including those impacts arising from the use of external areas”.

(c) – “the potential for anti-social behaviour to arise from the development, having regard to the effectiveness of available measures to manage potential harm through the use of planning conditions and / or obligations”.

(e) – “highway safety”.

Policy LP24 supports the above statement and mentions that new developments should incorporate crime prevention measures to achieve:

Section (e) – “the risk of crime is minimised by enhanced security, and the promotion of well – defined routes, overlooked streets and places, high levels of activity and well –designed security features”.

Policy LP47 - Healthy, active and safe lifestyles

Healthy, active and safe lifestyles will be enabled by:

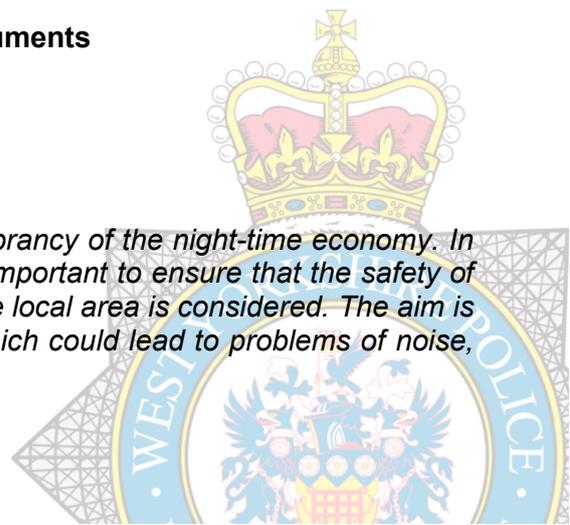
Section (l) – “supporting appropriate initiatives which address poor health indicators and anti-social behaviour in the district”.

Kirklees Supplementary Planning Documents

Hot Food Takeaway SPD (September 2022)

Policy HFT 6 - Takeaway design and community safety

4.35 - “Hot food takeaways can make a valuable contribution to the vibrancy of the night-time economy. In this context, when considering proposals for hot food takeaways it is important to ensure that the safety of both takeaway operators and users as well as residential amenity in the local area is considered. The aim is to manage the impact of people congregating around such venues which could lead to problems of noise, disturbance and anti-social behaviour”.



4.36 – *“It is therefore important to consider community safety in the design of the takeaway. This will include associated outdoor spaces and the consideration of natural surveillance as well as reducing the risk of conflict with vehicles. Many hot food takeaways are focused on the night-time economy, so it is also important to consider the impact of premises which are closed during the day through consideration of the design of shutters, shop fronts and natural surveillance to seek to ensure a welcoming environment at all times of the day. Such design elements will be considered in accordance with the Local Plan Design Policy (LP24)”.*

4.37 – *“Local Planning Authorities are required to take Section 17 of the Crime and Disorder Act into account when making decisions on planning applications and this would involve consideration of whether a proposal would generate crime and disorder if it were to be approved. The West Yorkshire Police Designing Out Crime Officer at Kirklees Council will assess the merits of individual applications following consultation with West Yorkshire Police and an assessment of crime data in the area. Where potential crime and disorder concerns are identified, it is likely they will recommend refusal or amendment of the application”.*

4.38 – *“The Council will also liaise with ‘Safer Kirklees’, the Kirklees Community Safety Partnership which brings together various groups to enable the Council to consider community safety. This group will be able to advise on appropriate deterrent measures such as CCTV cameras”.*

Crime and Disorder Act, 1998

This report is submitted in the interests of crime prevention and addresses our collective responsibilities under:

Section 17 - Duty to consider crime and disorder implications.

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent,
 - a) **“Crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment)”**; and
 - b) **“The misuse of drugs, alcohol and other substances in its area”**; and
 - c) **“re-offending in its area”**.



Summary

Whilst there is no objection in principle to the application, West Yorkshire Police feel that the above recommendations would be beneficial to the security and safety of the site users. Therefore, it is advised that the points raised in this document should be implemented and any re-submitted plans from the applicant to be assessed by a Designing Out Crime Officer prior to a final planning decision.

Yours sincerely

Richard Thornton MSyI
Designing Out Crime Officer

Telephone Police Non-Emergency – 101
Kirklees Planning Office – 01484 221000



For the latest news and updates:

Visit our website - www.westyorkshire.police.uk

'Like' us on Facebook - [westyorkshirepolice](https://www.facebook.com/westyorkshirepolice) 'Follow' us on Twitter - [@WestYorksPolice](https://twitter.com/WestYorksPolice)

'Watch' us on YouTube www.youtube.com/999tv

To report a crime, please ring 101. Always dial **999** in an emergency.

