Application No:	**2024/93494**
Location:	**Victoria Tower, Castle Hill, Lumb Lane, Almondbury, Huddersfield, HD4 6TA**
Date of report:	**23rd January 2025**
Erection of restaurant/café/bar, six guest rooms, exhibition/interpretation room, WCs, terrace, car parking and ancillary accommodation	

I have looked at the issues from a Crime/ Fear of Crime/Community Safety stance in keeping with my terms of reference and in keeping with the Kirklees Local Plan, NPPF2 and the Crime and Disorder Act 1998.

Having read the available information, whilst West Yorkshire Police have no objections to the proposed development, there are some concerns about this application in its current form.

The building is located in a secluded area that has recently had problems with anti-social behaviour, theft of Yorkshire stone, vandalism, drug dealing and use, alcohol abuse and issues with off road motorcycles. This has been evidenced by calls to police recently and over a number of years. There are public right of ways that run through the site.
I would like my recommendations to be incorporated into the development to keep both crime and the call for police service low. My comments are based on Secured by Design principles which can be found at www.securedbydesign.com

A layered approach to good security and crime prevention is required starting from the perimeter and working inwards. Below are the key recommendations for the site:-

Summary of concerns

Perimeters and external layout

I refer to drawing 3287 (SK)111

1. The plans show the locations of the proposed CCTV and ANPR cameras. West Yorkshire Police are agreeable with these but would like further CCTV cameras to the South East corner of the car park and one covering the

external cycle parking area. All CCTV and ANPR cameras must be installed by a NSI or SSAIB registered contractor and meet the below specifications:-

- Monitored 24/7
- Have a recording device with a means of export of the images.
- Cameras should be of 16CIF quality.
- Comply with a minimum of BS62676 at Grade 2.
- If primary images are stored on site, then there should be a minimum 28-day retention period. If primary storage is off site, then 7-day retention on site is acceptable. Maximum retention can be achieved with iCloud backup.
- The onsite CCTV hard drive should be kept in a steel lockable cabinet certified to LPS 1175 SR1 or Sold Secure Bronze standard.

2. The plans show the proposed lighting locations. West Yorkshire Police are agreeable with these but would like some lighting columns around the car park area. It is believed that there could be conflict with the proposed lighting and heritage/conservation. Whilst the preferred lighting for security is dusk till dawn, dimmable or motion activated lighting will be allowed. The lighting must with BS5489-1:2020 standard. Bollard lighting is not advocated by West Yorkshire Police due to the low spill of light and them being prone to vandalism and damage.
3. West Yorkshire Police are pleased to see that signage will be placed around the site. There should be a sign in the car park directing the flow of traffic and movement of pedestrians.
4. I note from the plans that there will be a gated service area. This gate must meet LPS 1175 B3 (SR2) or equivalent security standard and be to 2.4m in height. It must not be scalable and locked with a mortice lock and key and not a padlock.
5. I note from the plans that there will be dense vegetation around the service area to prevent unauthorised access. The hedge must be to 1.8m with no gaps. If the hedge is lower, then it needs to be very dense and “prickly “to deter someone from scaling it.
6. I note from the plans that there will be an external cycle parking area. This must have a CCTV camera covering the area and lighting. The stands must allow for both wheels and the crossbar to be secured. The preferred option are Sheffield Stand A frames that meet one of the following security standards:-
    - Sold Secure SS104 Silver,
    - Element (Wednesbury) STS 501 Security Rating TR2,
    - Element (Wednesbury) STS 503 Security Rating TR2,
    - Warringtonfire STS 205 Issue 7 Burglar Resistance BR2,
    - Warringtonfire STS 225 Issue 2 Burglar Resistance BR2(S),
    - LPS 1175 Issue 7 Security Rating 2,
    - LPS 2081 Issue 1 Security Rating B.
7. The plans show a secluded seating area and 3 secluded areas that lead underground. The area currently sees ASB and drug dealing, the seating area could encourage offenders to gather. The 3 underground access points could act as a “hiding” spot again for potential drug dealing/use or even burglary to the premises. These areas must be covered by CCTV and meet the required physical security measures as per below.

Building Security

1. The plans show that there are 3 access points, the main entrance on the lower ground floor, secondary entrance on ground floor and staff entrance on lower ground floor. The doors must meet one of the following security specifications:-
    - PAS 24 2022
    - STS 201 BR2
    - STS 202 BR2
    - LPS 1175: issue 8 SR2/B3 rating
    - LPS2081: Issue 1.1 Sr2/B3 rating
2. Due to the secluded location of the building, all glazing around the building, (including any glazing in a doorset of within 400mm of a doorset, any accessible windows and any curtain walling), must meet BSEN356 P2A, laminated to a minimum of 7.5mm.
3. Trackable fob/QR code access control systems will also be installed on any door that is not accessible by the public
   Any staff areas, or private areas, should be access controlled and a monitored alarm installed to alert security to any unauthorised entry. From looking at the floor plans, the basement level is the kitchen and staff area. The lower ground floor plan shows a staircase and lift leading to this area, is there access control in this area? If reception was busy, the open access can allow any person/s (i.e., non-staff member) to wander into this area. It would be prudent to include a door with access control on the stairwell, if possible, which restricts access to authorised staff only. If this is not feasible, then consideration of a CCTV coverage of the stairwell on the basement level and coverage or the lift can cover the staff floor and allow footage to be reviewed if any incident or crime occurs. The rooms shown as offices if this has staff personal belongings these doors should include access control, whether this is key operated or key fob. If you can please confirm?
   Any new electronic security systems (alarms/CCTV/access control) must be installed by a contractor that is NSI or SSAIB registered
   Access control measures should be installed to standard UL293.
4. A monitored alarm must be installed to provide additional security. Suitable standards are to BS EN 50131 or PD6662 (wired alarm system) or BS 6799 (wire free alarm system). All alarms systems must be installed by a NSI or SSAIB registered contractor.

Conclusion

Crime Prevention has an important role to play in achieving the overall aims of the Local Plan and needs to be considered in all development proposals. The careful consideration of design, layout and landscaping of new developments can achieve reduction in crime. On any new development crime prevention features should be incorporated and integrated at the design stage and not as an afterthought. In considering the issue of crime, developments should incorporate the principles of ‘Secured by Design’ and should reflect both the safety of the people and security of the property.

My recommendations are outlined above and on behalf of the West Yorkshire Police. I would be happy to assist the applicant as they see fit in respect of this development.

Kind regards
Tracy Hanson
Calderdale and Leeds Designing out Crime Officer
West Yorkshire Police