

Consultee Comments for Planning Application 2026/90620

Application Summary

Application Number: 2026/90620

Address: Central Warehouse, Bradford Road, Batley, WF17 5LW

Proposal: Demolition of existing building and erection of food/drink building with drive thru lane (Class E)

Case Officer: Danielle Cooper

Consultee Details

Name: Agnes Boryn- Kirklees DOCO, West Yorkshire Police

Address: Huddersfield Police Station, Castlegate, Huddersfield, HD1 2NJ

On behalf of: West Yorkshire Police

Comments

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 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 8. Promoting healthy and safe communities) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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.

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.

Acquisitive Crime and Antisocial Behaviour Threat and Risk

The level of security at the site should align with any identified threat and risk and the proposed business of the end users. Therefore, it is advisable to adopt a pragmatic approach towards security requirements and take note of the crime and incident information listed below.

Risks of not considering security at an early stage:

1. Inadequate protection
2. Increased risk
3. Wasted resources due to theft/ damage/ antisocial behaviour, etc.
4. Delay, disruption and cost caused by retrofitting security measures post attack/ incident.
5. Reputational damage.

Current crime statistics and issues of note in the locality:

I have conducted a search using WYP crime data and mapping tool. The search covered offences committed between 26/04/2025 and 26/04/2026. The search criteria included burglary business, robbery, arson, criminal damage and vehicle crime (interference, theft of, theft from) for the area of partial postcode WF17 5*.

This returned 125 offences: 5x arson, 28x burglary business, 6x robbery, 44x criminal damage (11x non-dwelling, 10x dwelling, 11x motor vehicle, 12x non-specific), 4x vehicle interference, 15x theft from vehicle, 23x theft of vehicle.

Current ASB statistics in the locality:

I have conducted a search using WYP incident data and mapping tool. The search covered ASB/ nuisance type reports which occurred in WF17 5* area between 26/04/2025 and 26/04/2026. This returned 157 incidents, 89 of which were in close proximity to the site and occurred at business premises nearby. The reports predominantly related to nuisance youths and dangerous/ antisocial driving.

West Yorkshire Police have no objection in principle to this application. Should the proposal be approved, we would respectfully request the inclusion of a PLANNING CONDITION for SECURITY MEASURES to be applied, in the interests of crime prevention and community safety.

Recommended security measures, supported by the SBD Non-residential Guide 2025:

Please note national standards and specifications are often updated, please ensure that the latest version of the security standards and specifications specified in this document are adhered to.

External lighting

In terms of security, the objective of lighting non-residential units after dark is to deter or detect an intruder.

Lighting design shall be co-ordinated with a video surveillance system and landscaping, designed to avoid any conflicts and to ensure that the lighting is sufficient to support a VSS. Light fittings shall be protected where vulnerable to vandalism.

A lighting scheme shall provide uniformed lighting levels with good colour rendition and be sufficient to cater for lawful after dark activity around the unit and site. It shall not cause glare or light pollution and shall support both formal and informal surveillance of the site.

External illumination when the building is unoccupied is recommended for entrance gates and routes to the main entrance and doors, and observable building elevations. Bollard lighting is not recommended due to low light spill and vulnerability to criminal damage.

Landscaping

Planting designs must mitigate against crime rather than contribute towards opportunities to commit it. Landscaping must be maintained to ensure it does not blind the VSS or obscure lighting. Future maintenance requirements shall be considered at the design stage.

Cycle parking/ storage

External bicycle parking facilities will be designed for secure storage using bicycle lockers, hangers or dedicated storage devices and shall be certified to one of the following minimum standards, or above:

LPS 2081 Issue 1 Security Rating B
STS 225 Issue 2 Burglar Resistance BR2(S)
STS 205 Issue 8 Burglar Resistance BR2
LPS 1175 Issue 8 Security Rating B3
Sold Secure SS104 Silver
STS 501 Security Rating TR2
STS 503 Security Rating TR2

It is the developer or developer's agent's responsibility to inform the Responsible Person(s), Fire and Rescue Service and Building Control of any bicycle storage facilities and/ or other areas that may require the charging and storage of Lithium-ion powered vehicles or devices, within the building or the wider site footprint, to ensure that the necessary fire suppression measures for the charging and storage of lithium-ion powered vehicles have been considered and specified.

This area must be covered by CCTV and well-lit in the hours of darkness.

CCTV/ VSS

Although video surveillance systems (VSS) are not a solution to all security problems, they can help deter criminals and assist with the identification of offenders after a crime has been committed. If a VSS has a recording facility only, it can be a useful investigative tool whereas a monitored system allows a real-time reaction to criminal activity. Video surveillance systems are also often very useful in mitigating against risk where other forms of security are not feasible.

It is important that an operational requirement for VSS is drawn up for non-residential premises in accordance with their specific use and that the objectives for the VSS are clearly established before a tendering process is started.

The VSS must record at a minimum of 25 frames per second so events can be watched, monitored and reviewed easily. Staff shall be sufficiently trained to operate the system

and be able to make recordings available to Police on request and an operational requirement must take account of this fact. The system should have capacity to store images for at least 30 days, be installed to BS EN 62676 (Video surveillance systems for use in security applications) and compatible with lighting and landscaping schemes. Video surveillance systems shall 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:

<https://www.ico.org.uk>

The data controller must ensure that all VSS images that can be used to identify individuals are used, stored and disclosed in line with the GDPR principles.

CCTV/ VSS should be installed by NSI/ SSAIB approved contractor.

Intruder and hold-up alarm systems

Intruder and hold-up alarm systems shall meet the requirements of BS EN 50131 (Intrusion and hold-up systems) and EN 50136 (Alarm transmission systems and equipment). All installations shall be in accordance with the current electrical regulations.

Intruder alarm should be installed by NSI/ SSAIB approved contractor.

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 50131-8:2019 (Alarm systems. Intrusion and hold-up systems - Security fog devices).

Doorsets and windows

All external doorsets shall be certified to one of the following minimum standards, or above:

LPS 1175 Issue 8 Security Rating A3

LPS 1673 Issue 1 Attack Rating AR.A180

STS 202 Issue 12 Burglar Resistance BR2

Fire doors shall be alarmed to prevent them being left open for ventilation or regularly used as part of a short cut route for staff.

All easily accessible windows shall be certified to one of the following minimum standards, or above:

LPS 1175 Issue 8 Security Rating A3

LPS 1673 Issue 1 Attack Rating AR.A180

STS 202 Issue 12 Burglar Resistance BR2

Easily accessible is defined as:

- a window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or
- an access balcony, or a window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

Security glazing

All ground floor and easily accessible glazing must incorporate one pane of laminated glass or glass tested to BS EN 356:2000 (Glass in building. Security glazing. Testing and classification of resistance against manual attack) to category P2A or above.

Easily accessible is defined as:

- a window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or
- an access balcony, or a window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

Safe

Should a commercial safe be required at the site, it should be securely fixed to the fabric of the building (substantial wall or floor) and certified to BS EN 1143-1:2019 or LPS 1183 Part 1 Issue 4.3a as a minimum.

The required resistance grade is determined by the value of the contents of the safe. Insurers will define their own ratings depending on the performance of the safe and the circumstances of its use. It is therefore crucial to speak to the insurers prior to selecting and installing a safe.

Kind regards,

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District