From: [redacted]
To: DevelopmentControl
Cc: [redacted])
Subject: 2401953FUL - Public House The Bulls Head 96 Cambridge Street St Neots
Date: 03 December 2024 15:46:50
Attachments: image004.png

Good afternoon,

To whom it may concern,

Our reference: CPDT/711/24
Your reference: 24/01953/FUL

Proposal: Demolition of single storey structure, change of use from former public house (Sui Generis) to convenience store (Use Class E) with ancillary residential accommodation above and associated access and car parking area.
Site address: Public House The Bulls Head 96 Cambridge Street St Neots

Thank you for the opportunity to comment on this planning application. I have viewed the design and access statement (DAS) and all other associated documents in relation to crime, disorder, fear of crime, and vulnerability for crime. Having read the documents there doesn't appear to be mention of security and staff, visitor safety within the DAS.

My role as a designing out crime officer is to promote community safety within a development and to work with the applicant to reduce vulnerability to crime.

I have searched the Constabulary crime and incident systems covering St Neots East Ward for the last 2 years. I would consider this to be an area of low risk to the vulnerability for crime based on the figures below.

Crimes and Incidents of note 2 years:

Crimes	St Neots East Ward Total = 518	Incidents	Priory Park Ward Total = 3,552
Violence	16	Suspicious Circumstances	522
Burglary Residential	9	Rowdy/Nuisance/Anti-Social Behaviour	216
Burglary Business	10	Vehicle Nuisance	99
Theft From Motor Vehicle	6	Malicious Nuisance	38

Theft Of Motor Vehicle	8	Crime Other	31
Vehicle Interference	9	Burglary Other	20
Theft Of Cycle	11	Fire	5
Other Theft	28		
Public Order	60		
Criminal Damage	51		
Trafficking Drugs	5		
Possession Drugs	8		
Possession Weapons	3		

As mentioned above: - It is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, amenity space and the environment provide a safe place for people working and visiting this location. I note that there is no specific section in the Design and Access or Planning Statements relating to security or crime prevention.

Having viewed all associated documents. This appears to be an acceptable development and would improve the existing street vista bringing the property back to its historical state. The design and layout of the development has been designed sympathetically for the local area.

External

- **Street lighting**
    - All street lighting for adopted highways and footpaths, private estate roads, unadopted roads and car parks must comply with BS 5489-1:2020. Where conflict with other statutory provisions occurs, such as developments within conservation areas, requirements should be discussed with the DOCO and the local authority lighting designers.
        - Bollard lighting is purely for wayfinding and can be easily obscured or damaged. It does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It should be avoided.
        - LED lighting above entrance/exit doors and around the building line.

Commercial – convenience store whilst the proposed internal design and layout appears to be sympathetic to the original structure, it should ensure that there are no hiding places within the design, with clear lines of sight across the

store.

- **Ground floor - External doorsets**
  - External doorsets shall be certified to one of the following minimum police preferred standards: PAS 24:2022, or
    - PAS 24:2016*, or
    - STS 201 Issue 12:2020, or
    - LPS 1175 Issue 7.2:2014 Security Rating 2+, or
    - LPS 1175 Issue 8:2018 Security Rating B3+, or
    - STS 202 Issue 10:2021 Burglary Resistance 2, or
    - LPS 2081 Issue 1.1:2016 Security Rating B, or
    - STS 222 Issue 1:2021

    PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024. (this applies to all references of PAS 24:2016)

- **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 – resistance to manual attack to category P1A unless it is protected by a roller shutter or grille.

- **Windows -** All easily accessible (Note 28.1) windows shall be certificated to one of the following minimum police preferred standards:

    - PAS 24:2016*, or
    - STS 201 Issue 12:2020, or
    - LPS 1175 Issue 7.2:2014 Security Rating 2+, or
    - LPS 1175 Issue 8:2018 Security Rating B3+, or
    - STS 202 Issue 10:2021 Burglary Resistance 2, or
    - LPS 2081 Issue 1.1:2016 Security Rating B, or
    - STS 222 Issue 1:2021

    Please see * highlighted above in red

  - 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.

- ❖ Doors and Windows must be certified by one of the following UKAS accredited certification bodies: please see SBD guide.

- **Closed Circuit Television (CCTV) -** Although CCTV is not a solution to all security problems it can help deter criminals and assist with the identification of offenders after a crime has been committed. If a CCTV system has a recording facility only, it can be a useful investigate tool whereas a monitored system allows a real-time reaction to criminal activity. CCTV is also often very useful in mitigating against risk where other forms of security are not feasible.
    - ➢ CCTV systems must be installed to BS EN 62676: Video surveillance systems for use in security applications.

- **Alarms** - **BS EN 50131** for wired alarm systems 4 grades (to accommodate all EU requirements)
    - ➢ Buildings - loss prevention standard **1175** Burglary resistance of buildings and fences, Intruder resistance, security grills. Shutters etc. **commercial risk 2,3 and 4.**
    - ➢ **BS 8220** - Guide for the security of Buildings against crime – comes in 3 parts and gives guidelines on security measures that can be introduced to protect against crime.
    - ➢ Offices and shops
    - ➢ Warehouse and distribution
    - ➢ Panic button
    - ➢ Signage

- **Internal lighting -** It is recommended that most internal office lighting is operated by detection devices which will automatically switch lights on and off due to movement or the absence of movement in each room. Apart from being a considerably more efficient method for reducing energy consumption (does not require a deliberate and remembered action by the user) such a system will identify the presence and progress of intruders in

the building when it is closed. It therefore follows that the controlling mechanisms for the system should be contained securely.

In critical movement areas, such as corridors and staircases, the use of two stage lighting (a constant low-level lighting level supplemented by activity switched lighting mode) may be utilised.

- **Staff or additional entrances -** There may be circumstances where multiple entrance doors are required for staff convenience or building functionality and all such doorsets must be SBD compliant. Criminal opportunities are reduced by controlling these doorsets in a variety of ways including card swipes and proximity read fobs, etc.

    - An integrated access control system of this type will maintain a record of attendance whilst being capable of selectively preventing any unwanted access, such as by current staff members to restricted areas or by ex-staff members to the entire building.

- **External bicycle parking facilities customers and staff** - will be located as close to the primary entrance as possible, and in any case within 50m of it and be subject to natural surveillance by building occupants where feasible. Current video surveillance systems should be extended to ensure that the bicycle parking facility is within view of the cameras. Sheffield stands should be secured into the ground (not bolted down) as per Secured by Design guidelines. Minimum requirements for such equipment are:
    - Galvanised steel bar construction (Sheffield stands). There are now certificated companies registered under Secured by Design (lock it safe) sold secure silver.
    - Minimum foundation depth of 300mm with welded ‘anchor bar’
    - The cycle stands must facilitate the locking of both wheels and the crossbar.
    - During the hours of darkness, the facilities should be well-lit, using energy efficient lamps.

Dwelling entrance doorsets

- The term ‘doorset’ refers to a door, frame, locks, fittings and glazing as one combined unit.

- All doorsets allowing direct access into to the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, communal doorsets, easily accessible balcony doorsets (Note 23.4a), shall be certificated to one of the following minimum standards, or above:
- PAS 24:2022 (Note 23.4b), or
- PAS 24:2016* (Note 23.4b), or
- STS 201 Issue 14 (Note 23.4c), or
- LPS 1175 Issue 7 Security Rating 2+ (Note 23.4d) or
- STS 202 Issue 10 Burglar Resistance BR2 (Note 23.4d), or
- LPS 2081 Issue 1 Security Rating B (Note 23.4e), or
- STS 222 Issue 2 Burglar Resistance BR2(S) (Note: 23.4)

Please see * highlighted above in red

- **Testing and Certification - The below applies to both residential and commercial.**
  - The benefits of third-party certification are recognised within the GB Building Regulations (see paragraph 1.1). Any test evidence used to confirm the security of a construction should be carefully checked to ensure that it demonstrates compliance that is adequate and that applies to the intended use. Evidence passed from one organisation to another can become unreliable if important details are lost. Small differences in construction can significantly affect the performance of a doorset or window
  - Suitably qualified and recognised third party Certification Authorities (Note 24.8a within SBD home guide) for all the standards in this guidance document can be found within the Secured by Design website: www.securedbydesign.com

Kind regards

[redacted]

[redacted]

Designing Out Crime Officer
Designing Out Crime Team (Estates)

[redacted]

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