



Chief Officer of Police Representation in relation to an application
for grant of premises licence made under Part 3 Section 17
Licensing Act 2003 (S18 Licensing Act 2003)

Details of person making objection

Name of Chief Officer of Police	Supt M Burbeck 13650
Postal Address: (Area Headquarters)	Medway Police Station Purser Way Gillingham Kent ME7 1NE
E-mail address	
Telephone Number:	

Details of premises representation is about

Name of Premises:	Best Food Centre
Address of premises:	15-19 New Road, Chatham Kent ME4 4QJ
Date application received by police	30/03/2026
Date representation sent to Licensing Authority	23/04/2026
<i>Must be within 28 days of receipt –</i> The Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005. Part 4 Reg. 22.	

The Chief Officer of Police has received an application for the grant of a premises licence made under the provisions of Section 17 Licensing Act 2003, and under Section 18 of that Act, asks the Licensing Authority to consider these representations in respect of: -

Please tick one or more of the licensing objectives that the representation relates to:

Prevention of crime and disorder	☒
Public Safety	☒
Prevention of public nuisance	☒
Protection of children from harm	☐

Is this a representation regarding the Designation of Premises Supervisor under S18 (9) Licensing Act 2003? **NO**

If yes, complete the following statement: -

The relevant representation within the meaning of S.18(6) of the Licensing Act satisfy the requirements of S.18(9) of that Act and are as follows:

Due to the exceptional circumstances of this case, I am satisfied that the designation of the person concerned as the premises supervisor under the premises licence would undermine the crime prevention objective because

N/a

Please use separate sheets where necessary

The relevant representations within the meaning of S.18(6) of the Licensing Act satisfy the requirements of S.18(7) of that Act and are as follows:

Please give the reason for the representation and detail the evidence supporting it:

Having assessed the application for a new premises licence for Best Food Centre, 15-19 New Road, Chatham, Kent, ME4 4QJ. Kent Police make representations against and request and ask that the licence is not granted.

Please see additional word document detailing representations

Please use separate sheets where necessary

Suggested conditions that could be added to the licence to remedy the representation or other suggestions the Licensing Sub Committee may take into account:

Please use separate sheets where necessary. Consider s106 Licensing Act 2003.

Signed: _____

Date: 23/04/2026

Print name: PC Carrie Knight

Force Number: 11605

pp Chief Officer of Police for the Police Area in which the licensed premises are situated

Representation may be made at any time during the 28 consecutive days starting on the day after the day on which the application to which it relates was given to the authority by the applicant.

Please return this form along with any additional sheets to the Licensing Authority.

This form must be returned within the Statutory Period.

Representation against premises licence for Best Food Centre, 15-19 New Road, Chatham, Kent continued..

Kent Police have been asked to assess a new premises licence application for Best Food Centre, 15-19 New Road, Chatham, Kent ME4 4QJ.

The documentation provided consists of an application, plan of the premises and DPS consent form. The application was submitted to Kent Police on 30th March 2026 with a closing date for representations of 27th April 2026.

Kent Police are aware that this is the third premises licence application submitted in relation to the premises. The first application was objected to by Kent police and later withdrawn, and the second application progressed to a licensing review hearing, following which the premises licence was refused.

Kent Police sincerely apologise that, due to an administrative error, representations were not submitted in respect of the second application. Kent Police wish to reassure that had this error have not occurred, an objection would have been made, consistent with the position taken in relation to the first application.

The current application has been assessed on its own merits and without prejudice from previous applications. If granted as applied for, the application would permit the sale and supply of alcohol between 1000 and 2200 hours, Monday to Sunday, on an off-sales basis. No other licensable activity has been sought.

Having assessed the application, it states the premises will operate as convenience store offering a range of groceries in addition to the sale of alcohol with opening times between 0700 and 2300 hours Monday to Sunday.

Kent Police are aware, Best Food Centre, New Road, Chatham is located within a developed town centre environment, adjacent to Chatham railway station and within short walking distance of the main retail, hospitality, and night-time economy area of Chatham town centre. Close by is Chatham bus station, a major travel hub for the Medway towns.

New Road is made up of a mix of properties. These consist of a combination of licenced premises including hotels, restaurants, a service station, nightclub, and takeaways. Also along this stretch of road are various residential properties and office units.

The premises is located nearby several charities and support networks for people suffering from drug and alcohol misuse. Nearby is **Medway Probation Office**, which is attended regularly by individuals subject to court orders and post-custody licence conditions, many of whom are required to address alcohol misuse or abstain from alcohol altogether as part of their rehabilitation and risk management.

Within a short walk and located on Institute Hill is **AMAT** (Ashdown Medway Accommodation Trust) a charity that supports and provides accommodation to individuals that are homeless, some of which suffer from alcoholism and drug misuse.

Turning Point Drug and Alcohol Recovery Service are also located within Chatham and are situated at the Luton arches end of the high street, again within walking distance of best food centre and are another agency providing support for those in need. They are supported by **Medway (RIVER) Treatment and Recovery Service** who help people that have issues with drugs and/or alcohol and want to make a positive change to their life.

Caring hands a non-for-profit day centre for anyone who is homeless is also located on new road, Chatham a few minutes' walk away in the direction of Rochester.

Open road visions, a leading drug and alcohol support service operates in High Street Chatham and **Nacro Education centre** is also within Chatham. They also provide support for people suffering from homelessness, substance misuse and mental health issues.

Emmaus Church Centre, Clover St, Chatham hold regular alcoholic anonymous meetings throughout the week and again this is within a very short walk of the premises.

The concentration of multiple drug, alcohol, homelessness, and offender rehabilitation support services within close proximity to the premises highlights the prevalence of alcohol-related vulnerability and harm within Chatham, indicating that alcohol misuse is a recognised and ongoing issue in the local area.

The premises falls within an area of Chatham that is subject to Medway's Cumulative Impact Assessment (CIA) and has a Public Space Protection Order (PSPO) — previously known as alcohol-controlled zones — which restricts the drinking of alcohol in designated public areas. The information for this is outlined in Medway Council's cumulative impact and stress area policy, which was last reviewed in 2024 and expires in 2027, meaning it is relevant to the area.

The CIA identifies Chatham as being one of the most deprived areas of Medway, suffering an unacceptably high rate of alcohol-related crime, disorder, and public nuisance. This includes hidden harm such as domestic abuse offences, anti-social behaviour and nuisance, environmental degradation such as littering, public urination and defecation, street drinking, and drug misuse. Specific locations within the CIA that have been identified as hotspots for activity include High Street, the Pentagon Shopping Centre, Best Street, New Road, and The Brook.

Areas which have been recommended as adding positively to the area are establishments such as family-friendly venues, restaurants, community venues, and other leisure businesses where the sale of alcohol is ancillary to the main activity.

The locality of best food centre is a sensitive area in licensing terms, where the potential impact of licensed activities may be felt beyond the immediate footprint of the premises as well as the addition of the provision of more alcohol being available in the area. This is highlighted in the fact of the support services nearby.

Given the location of the premises and the concerns highlighted within the CIA/PSPO areas, it is incumbent upon the applicant to demonstrate a thorough understanding of the local area and to address concerns associated with it. This includes conducting appropriate research into the area's challenges and considering how their proposed operation may impact the existing environment. It is the applicant's responsibility to propose robust and proactive measures — through enforceable conditions and operational practices — that will effectively mitigate risk and uphold the licensing objectives, particularly in relation to the prevention of crime and disorder, public safety, and the prevention of public nuisance.

This application has been assessed and no mention of the premises falling within the CIA has been noted. An operating schedule has been submitted which details a list of 32 conditions.

Kent Police acknowledge the list of conditions proposed by the applicant, which include but are not limited to the provision of CCTV, an incident log, a refusals register, Challenge 25, till prompts, staff training, restrictions on alcohol strength, no single-can sales, restrictions on the sale of spirits by volume and their storage behind the counter, and staff monitoring loitering at the front of the premises.

While noted, most of these conditions reflect standard practices expected of all responsible licenced premises and do not adequately address the established alcohol-related harm and the concentration of vulnerable individuals within the surrounding area.

Further to the premises being located within a CIA/PSPO area and concerns relating to the more alcohol being readily available, Kent police have identified additional concerns. Crime and anti-social behaviour remain persistent issues within Chatham, one of which is street drinking. Street drinkers tend to be often linked to ASB, littering, Low-level crime, including shoplifting, fights and can be intimidating to the public. This behaviour can deter people from visiting an area and poses a risk to both individuals involved and the wider community.

In the past 9 months 29 individuals have been issued with a Community Protection Warning (CPW) within the footprint of Chatham Town Centre. A CPW is a written warning issued under the Anti-Social Behaviour, Crime and Policing Act 2014 and its purpose is to inform individuals, businesses or organisations that their behaviour is having a detrimental effect on the quality of life of those in the locality. The CPW's issued all relate to persons who are known street drinkers or reliant on alcohol and who have been causing issues, whether that causing ASB, begging or harassing members of the public.

Out of those individuals 16 have been issued with a community protection Notice (CPN) which is a formal, legally enforceable notice that can be issued if the behaviour identified in the CPW continues and of those individuals, 9 have failed to comply resulting in arrests and prosecutions.

Kent Police feel a convenience store offering everyday goods and services—without the sale of alcohol—would be a welcomed addition to the locality, supporting the needs of new residents while avoiding the risks associated with further off-licence provision in an area already under considerable pressure.

Due to these reasons Kent Police feel there are no meaningful conditions that can be imposed to ensure the licensing objectives—particularly the prevention of crime and disorder, public safety, and the prevention of public nuisance—are fully promoted. On the contrary, granting this licence risks exacerbating the very issues identified above. Kent Police respectfully request that this application be refused.

Supplementary information to support representations – Best food Centre.

Since the submission of my original representation, further information has become available regarding the Clear Hold Build (CHB) Programme operating within Chatham Town Centre. I respectfully submit this information as supplementary evidence for consideration when determining whether the application for Best food Centre, promotes the licensing objectives.

Chatham Town Centre has been identified by Kent Police, Medway Council and partner agencies as an area requiring a coordinated response to issues of crime, anti-social behaviour, vulnerability, street drinking and wider community safety concerns. As a result, Chatham has been selected as a location for the nationally recognised Clear Hold Build programme, a place-based initiative aimed at delivering sustainable reductions in harm and improving public confidence within the town centre.

The programme is structured around three phases:

- **Clear** – targeting individuals, premises and locations associated with criminality, anti-social behaviour and harm.
- **Hold** – maintaining improvements through visible policing, hotspot management and coordinated partnership activity.
- **Build** – creating long-term resilience through prevention, environmental improvements and community engagement.

The overarching objectives of the programme include reducing crime and disorder, tackling anti-social behaviour, addressing vulnerability, improving public confidence and supporting a safer and more sustainable town centre environment.

In my view, the existence of this significant multi-agency initiative is relevant to the Licensing Objectives, particularly the prevention of crime and disorder, public safety, and prevention of public nuisance. The programme demonstrates that partners have identified ongoing concerns within Chatham Town Centre and are committing substantial resources to addressing those issues.

Whilst I recognise that each licensing application must be determined on its own merits, I submit that Members should consider whether the introduction of an additional licensed premises selling alcohol within the town centre footprint is likely to support or undermine the aims of the Clear Hold Build programme. In circumstances where local partners are actively working to reduce alcohol-related harm, anti-social behaviour, street drinking and vulnerability, it is appropriate to carefully assess any risk that additional alcohol availability may increase demand, place further pressure on enforcement resources, or adversely affect progress being made through the programme.

This supplementary evidence is not intended to suggest that the application will inevitably lead to such outcomes. Rather, it is submitted to provide Members with relevant context regarding the current challenges identified within Chatham Town Centre and the substantial partnership work being undertaken to address them.

Best food centre falls within the designated area of Clear, Hold Build – See map attached.

Additionally, within my original representations I referred to individuals that were subject to Community Protection Warnings (CPWs) and Community Protection Notices (CPNs) issued within the Chatham Town Centre area.

I have reviewed data relating to this. Current figures now show that 32 individuals have been issued with a Community Protection Warning (CPW). These warnings have been issued to individuals whose conduct has had a detrimental effect on the quality of life of those in the locality and relate predominantly to persons known to be involved in street drinking, alcohol dependency, anti-social behaviour, begging and the harassment of members of the public.

Of those individuals, 20 have progressed to receiving a Community Protection Notice (CPN), a formal and legally enforceable notice issued where the behaviour identified within the warning continues despite intervention.

Furthermore, 11 individuals have subsequently been arrested for failing to comply with the requirements of their Community Protection Notice, resulting in enforcement action being taken.

In my submission, these figures demonstrate the ongoing challenges faced within Chatham Town Centre in relation to alcohol-related anti-social behaviour, street drinking and associated vulnerability. The fact that a significant proportion of individuals have continued to engage in behaviour requiring escalation from warning to formal notice, and subsequently criminal enforcement action, illustrates the persistent nature of these issues and the demands they place upon local enforcement agencies.

I respectfully ask that this information is considered alongside my original representation when determining whether the application is consistent with the promotion of the licensing objectives.

Map – Clear, Hold, Build -

