

Case Officer: Bradley Sargeson.



Ref; 2025/1077

Our Ref: B/037/26

29th January 2026.

Dear Bradley,

With regard to: Change of use of the Dwellinghouse and former Ship Inn Public House, from (Class C3) to 4-bed 4-person HMO (Class C4) (Amended Description)..

Location: 329 Midland Road, Royston, Barnsley, S71 4AZ

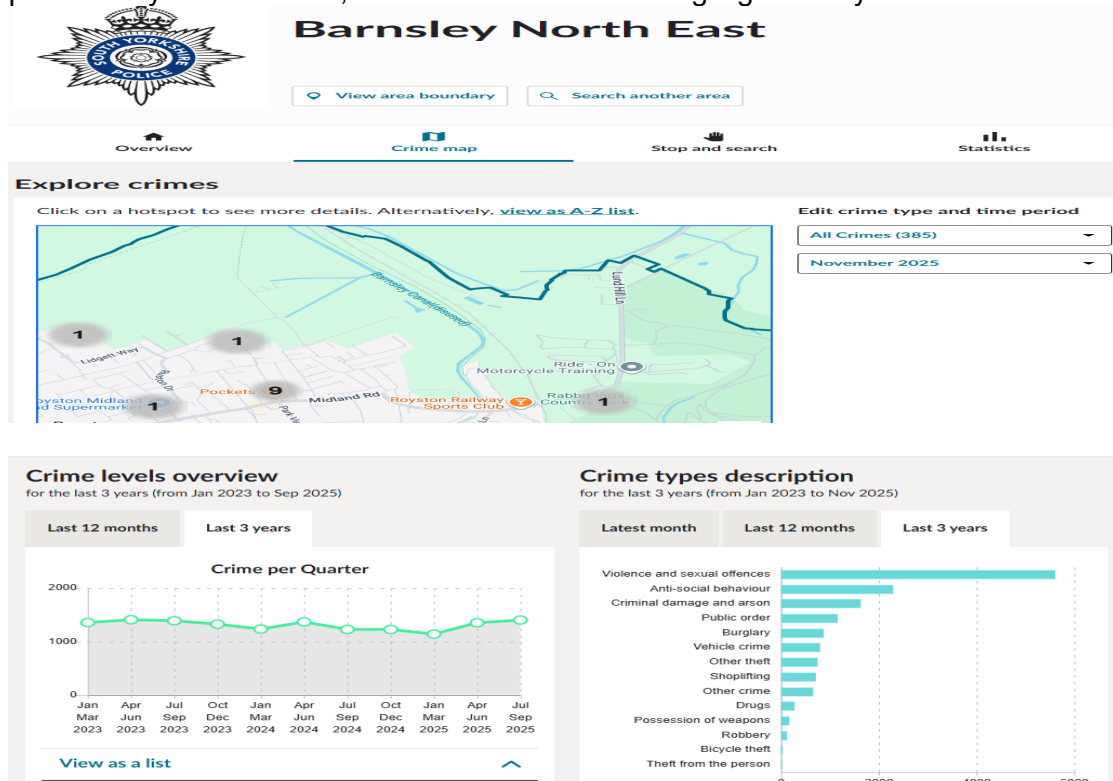
Thank you for giving South Yorkshire Police 'Designing Out Crime Officers' the opportunity to review this planning application.

Having viewed the submitted plans I do have some immediate concerns for this application and would like to comment as follows:

I would kindly request that the following in considered in full by the Planning Department:

Publicly available Crime Statistics (ONS) and confidential Police records reveal that this area of Barnsley, and in particular this Postcode area have a significantly high level of crime and anti-social behaviour when compared with adjoining areas:

The topmost graphic is the latest available one, although it is not indicative of the past three years statistics, with some months showing significantly more offences.



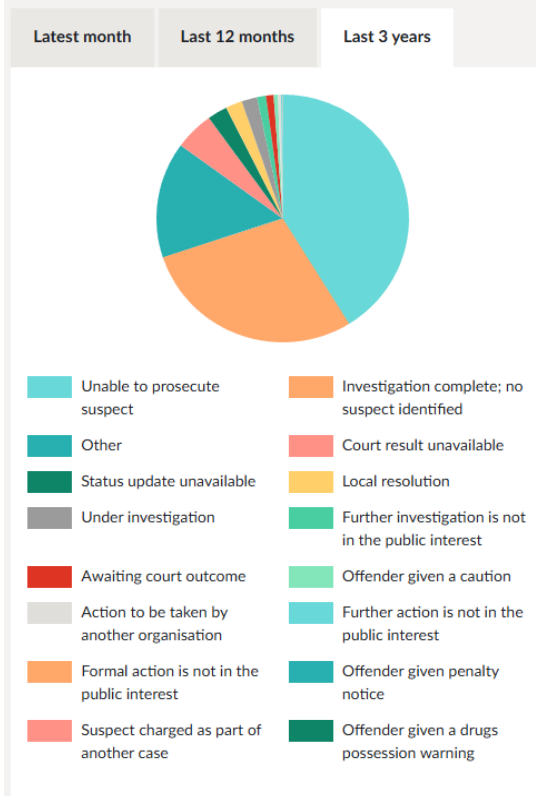
| Quarter | Total | Percentage |
|----------------|-------|------------|
| Jan - Mar 2023 | 1358 | 9.4% |
| Apr - Jun 2023 | 1410 | 9.8% |
| Jul - Sep 2023 | 1392 | 9.6% |
| Oct - Dec 2023 | 1328 | 9.2% |
| Jan - Mar 2024 | 1236 | 8.6% |
| Apr - Jun 2024 | 1370 | 9.5% |
| Jul - Sep 2024 | 1230 | 8.5% |
| Oct - Dec 2024 | 1229 | 8.5% |
| Jan - Mar 2025 | 1143 | 7.9% |
| Apr - Jun 2025 | 1354 | 9.4% |
| Jul - Sep 2025 | 1404 | 9.7% |

View as a list

| Type | Total | Percentage |
|------------------------------|-------|------------|
| Anti-social behaviour | 2302 | 15.1% |
| Bicycle theft | 42 | 0.3% |
| Burglary | 880 | 5.8% |
| Criminal damage and arson | 1641 | 10.8% |
| Drugs | 286 | 1.9% |
| Other theft | 757 | 5% |
| Possession of weapons | 176 | 1.2% |
| Public order | 1170 | 7.7% |
| Robbery | 127 | 0.8% |
| Shoplifting | 723 | 4.7% |
| Vehicle crime | 809 | 5.3% |
| Violence and sexual offences | 5620 | 36.9% |
| Other crime | 668 | 4.4% |
| Theft from the person | 26 | 0.2% |

Crimes by outcomes

for the last 3 years (from Jan 2023 to Nov 2025)



| | | |
|---|------|-------|
| Other | 2302 | 15.1% |
| Unable to prosecute suspect | 6270 | 41.2% |
| Investigation complete; no suspect identified | 4377 | 28.7% |
| Local resolution | 325 | 2.1% |
| Court result unavailable | 764 | 5% |
| Offender given a caution | 83 | 0.5% |
| Further investigation is not in the public interest | 174 | 1.1% |
| Status update unavailable | 388 | 2.5% |
| Action to be taken by another organisation | 59 | 0.4% |
| Further action is not in the public interest | 28 | 0.2% |
| Awaiting court outcome | 149 | 1% |
| Offender given penalty notice | 1 | 0% |
| Formal action is not in the public interest | 2 | 0% |

Security at home is a basic right for a tenant, under the Homes (Fitness for Habitation) Act 2018, any property that cannot be secured against unauthorised entry would be considered a breach of the legislation.

Properties let in a shared capacity, present different security risks from standard homes.

With an HMO, not only must there be a level of security to an adequate nature for the overall property, but there must also be a provision of a safe method for tenants to be able to access common areas such as hallways, landings and kitchens, without threat of unauthorised entry by unwanted visitors.

It is crucial that the main entrance door to a HMO MUST NOT be fitted with a lock that is operated by a key on the inside, this could allow residents to inadvertently lock other residents out.

Ideally, older entrance doors should be replaced with doors that have achieved PAS 24, and that have achieved dual certification with regard to both fire and security, these doors must have the ability to open from the inside with a single keyless action.

With regard to the internal entrance doors. They should all be fitted with doors that have achieved PAS 24 dual certification for both Q-Mark Fire Door and Q-Mark Enhanced Security.

These doors will provide peace of mind that the people, property and assets within the building are protected from opportunist thieves, vandalism, attack, fire and smoke.

Additional security requirements for buildings containing multiple dwellings or bedrooms:

Access control and additional Visitor door entry systems shall be easy to operate and understand and have the ability to display the image of the caller before the call is answered so the resident can choose whether to answer the call or not.

It will allow a simultaneous conversation between the visitor and chosen occupant of the individual flat and allow the occupant to see and identify the visitor and their location,

This will allow the occupant of the dwelling to remotely operate the electric locking device from their room terminal, thereby unlocking the communal entrance door(s) associated with the action and allowing the visitor access.

This should be repeated at any subsequent communal entrance and landing if compartmentation of the building is required.

Section 17 Crime & disorder Act 1998 states, (As amended by the Police and Justice Act 2006*) states. "Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to exercise its function with due regard to the likely effect of those functions and do all that is reasonable to prevent crime and disorder in its area - including Anti-social Behaviour*, Alcohol* and Drugs*"

Whilst it is accepted that with the introduction in 2016, of Approved Document Q of the Building Regulations, It is no longer appropriate for local authorities to attach planning conditions relating to technical door and window standards, I would encourage the planning authority to note the experience gained by the UK Police service over the past 28 years in this specific subject area.

That experience has led to the provision of a physical security requirement considered to be more consistent than that set out within Approved Document Q of the Building Regulations (England);

Specifically, the recognition of products that have been tested, to the relevant security standards, but crucially that they are also fully certificated by an independent third party, who are accredited by UKAS (Notified Body).

This provides assurance that products will have been produced, in a controlled manufacturing environment, in accordance with the specifier's aims and minimises misrepresentation of the products by unscrupulous manufacturers/suppliers, and leads to the delivery on site, of a more secure product.

I would therefore request that the benefits for using certified products be pointed out to the applicant, and that Barnsley Planning Department encourages assessment for this application.

For a complete explanation of certified products please refer to the Secured by Design guidance documents which can be found on the website www.securedbydesign.com

Can I request further that if planning approval is given for this development, that a Secured by Design application be submitted prior to the commencement of the development.

Ultimately, this would enable the development to achieve Secured by Design accreditation, or as a minimum to encompass the principles and practice of Secured by Design, thereby creating safer and more sustainable community.

Should you wish to discuss these recommendations, please don't hesitate, and contact me.

The services of the Police Designing Out Crime Officers (DOCO's) are available free of charge by using the contact details as below.

Kindest Regards

Barry 'Jack' Regan
Designing Out Crime Officer
South Yorkshire Police
The HUB
Safer Neighbourhood Services
Barnsley Police Station
S70 2DL

