

# Consultee Comments for Planning Application 2025/92443

## Application Summary

Application Number: 2025/92443

Address: Huddersfield Open Market, Brook Street, Huddersfield, HD1 1DY

Proposal: External works to Market Building and wider site including alteration and demolition of modern additions to the Market building, new glazed screens, new WC and welfare facilities, provision of services and lighting including associated works, remodelling to the stone annexe, alterations to catering facilities, and self-contained commercial units, works to floor surfaces of Market Building. Use of Market Building and Market Yard for a mix of uses (sui generis) including retail, hot food takeaway, drinking establishment, restaurant / café uses, market office, public welfare facilities, storage facilities as well as provision of areas that provide a mix of fixed and flexible indoor and outdoor market stalls. Creation of areas for open market and market yard, siting of associated structures, installation of new fixed market stalls demolition of external bin store and creation of waste compound area, creation of new pavilion, storage compounds, vehicular parking, remodelling and surfacing of areas of hardstanding, street furniture, car park layout, landscaping and associated works (Listed Building within a Conservation Area)

Case Officer: John Holmes

## 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](http://www.securedbydesign.com)

Crime Prevention by 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 30/09/2024 and 30/09/2025. The search criteria included: burglary business, robbery, arson, criminal damage, theft of pedal cycle, vehicle crime (theft of, theft from, interference) for the area of partial postcode HD1 1\*.

Total- 64

Arson- 3

Burglary business and community- 10

Criminal damage- 32 (10x non-dwelling, 3x dwelling, 14x motor vehicle, 5x non-specific)

Robbery- 7

Theft of motor vehicle- 5

Theft of pedal cycle- 4

Theft from motor vehicle- 2

Vehicle interference- 1

Current ASB statistics in the locality:

I have conducted a search using WYP incident data and mapping tool. The search covered ASB/ nuisance type incidents which occurred in HD1 1\* area between 30/09/2024 and 30/09/2025. This returned 41 incidents, 10 of which were recorded in the vicinity of the proposed development.

These related to repeated reports of nuisance youths and rough sleepers as well as a car meet, fireworks and begging.

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



## **Recommended security measures, as per 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 in this document are adhered to.

### Roof access and climbing aids

Unauthorised access to roofs can make a range of crimes from burglary to arson easier to commit. Some buildings have a common roof covering that extends across different rooms, areas or even occupying businesses; therefore, from a single breach point all of these spaces are potentially at risk from intruders.

External rainwater pipes can be used for climbing and shall be specified as square or rectangular in section, be fitted flush against walls or within wall cavities or covered recesses. Pipes shall be made of fire-resistant material with bends and horizontal runs kept to a minimum; existing roofs can be fitted with an appropriate obstructive barrier to prevent access.

Attention is drawn to relevant legislation (including the Occupiers' Liability Act) concerning the responsibilities and liabilities of building owners/ occupiers for the safe use of roof areas and relevant signage.

Designers shall take care not to inadvertently create climbing aids to upper windows and flat roofs via structures such as boundary walls, living walls, other adjacent buildings, handrails or external staircases.

### Security glazing

Please see the CTSA's letter for advice in relation to glazing.

### Automated access control

The system should be operated by fobs or swipe/ key cards and have a data logging facility. The security levels shall be checked after installation and strictly managed so that fobs and cards can be added and deleted as necessary.

An intrusion detection system (IDS) will detect and signal the presence of an intruder, or an intrusion attempt, into a secured area. A secured area can be a selected room, an entire building, or group of buildings. Further information is available from the NPSA at:

<https://www.npsa.gov.uk/intrusion-detection>

The system shall comply with BS EN 60839 - Alarm and Electronic Security Systems as well as UL293. The installation should be performed by NSI/ SSAIB approved contractor.

#### External bicycle parking

Bicycle stands should be certified to one of the following minimum standards or above:

Sold Secure SS104 Silver

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

STS 501 Security Rating TR2

STS 503 Security Rating TR2

#### CCTV/ VSS (Video Surveillance Systems)

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.

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 the site's lighting and landscaping schemes. Easily accessible cameras should be placed in vandal-resistant housings to prevent damage and loss of evidence.

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.

The system should be installed by NSI/ SSAIB approved contractor.

#### Intruder alarm

Intruder alarm 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.

The system should be installed by NSI/ SSAIB approved contractor.

Kind regards,

Agnieszka Boryn  
Designing Out Crime Officer  
Kirklees District