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Our Ref: CPD12792025

Your Ref: 25/01982/FP

Date: 17th September 2025

Tom Rea
North Herts Council
Planning Department
Council Offices
Gernon Road
LETCHWORTH
SG6 3JF

Re: 50 Moss Way, Hitchin

Dear Tom,

Thank you for inviting me to comment on the proposal to convert the above address into Children's Home I have studied the documentation published on the Council's Planning site and have the following comments to make.

- I have studied the crime data for an area roughly two hundred metres diameter centered on the site. The period in question was from the first of April 2024 to the thirty-first of March 2025. The data was obtained from www.police.uk – an open-source site. During this period there were seventy-eight crimes recorded. These included thirty-one assaults, twenty-six incidents of antisocial behavior (ASB), five incidents involving drug, three incidents of criminal damage/arson and three vehicle related incidents. Having read the Planning Statement, the only reference to crime is on page 20 where there is reference to a planning appeal involving a similar property in Newborough. Both local and national planning policy state that applicants must demonstrate how they have addressed issues regarding crime, disorder, and the fear of crime (NPPF Para 96.b & Local Plan Policy D1: Sustainable Design b.vii.). This concern could be easily mitigated by engaging with Hertfordshire Constabulary's Crime Prevention Design Service with a view to seeking accreditation to the Police preferred minimum security

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standard that is Secured by Design (SBD). Not only would this address crime issues, but it can also help with the sustainability of the development as there has been some research done in 2009 that showed a dwelling burglary can produce two-point five metric tonnes of Carbon in each incident. SBD currently produces greater than eighty percent reduction in the risk of burglary and therefore can lead to a dramatic reduction in the potential carbon footprint of the development over its lifetime.

- I note that the proposed office is on the ground floor. As this room is liable to hold the personal data of the residents then I would expect the doors to be secure, and third party certified to PASS 2024:2022 and third party certified with a fire rating of at least thirty minutes – as per Building Regulations. All the external Doors should be to this standard as per Approved Document ‘Q’ (Security) of Building Regulations

Given the concerns raised above the Police are not in a position to fully support this application. If, however, the applicants engage with Hertfordshire Constabulary’s Crime Prevention Design Service with a view to ensuring that this site has appropriate security measures in place, then our position would change.

Yours faithfully

Mark Montgomery

Mark Montgomery

Crime Prevention Design Advisor

Hertfordshire Constabulary

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