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Our Ref: CPD1353025

Your Ref: 25/02885/OP

Date: 9th December 2025

Anne MacDonald
North Herts Council
Planning Department
Council Offices
Gernon Road
LETCHWORTH
SG6 3JF

Re: Land At Mill Lane, St Ippolytes

Dear Anne,

Thank you for inviting me to comment on the proposal to build up to forty-one dwellings on land at Mill Lane. I have studied the documentation on the council's planning web site and have the following comments to make.

- I note that this is an Outline Application and as such some details will be missing. However, I note that there does not appear to be a part two of the Design & Access Statement, so I will be unable to comment fully.
- I have previously commented on the applications mentioned in the Planning Statement, which we support. With this application I would encourage the applicants to engage with Hertfordshire Constabulary's Crime Prevention Design Service with a view to seeking accreditation to the Police preferred minimum security standard that is Secured by Design (SBD). By achieving SBD not only will they show that they are complying with both national and local planning policy regarding matters around crime, disorder, and the fear of crime. But they will also achieve compliance with Approved Document 'Q' of building regulations. SBD is a proven means of crime reduction and can produce a greater than eighty percent lowering of the risk of

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- burglary. It has also been cited as best practice in both the National Model Design Code and the new Healthy Homes Standard.

Given the concerns raised above the Police are not in a position to fully support this application, 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. With this in mind please can an 'Informative' be attached to any grant of permission, an example is shown below.

"Prior to construction the applicant will contact the Hertfordshire Constabulary CPDS with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design. Reason: To ensure that the development is compliant with both National and Local Planning Policies, in addition, this will also demonstrate the discharge of obligations under Approved Document 'Q' – Security of Building Regulations."

Yours faithfully

Mark Montgomery

Mark Montgomery

Crime Prevention Design Advisor

Hertfordshire Constabulary

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