



HERTFORDSHIRE CONSTABULARY

Sophie Groombridge

Our Ref: 11662026

Naomi Reynard
Planning Officer
North Herts Council

Date: 20th August 2026

Dear Naomi,

Thank you for sight of planning application 25/03080/HYA

Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2/ Use Class E) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure. Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works. The outline application, for which all matters are reserved except means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2/ Use Class E), with associated infrastructure. (As amended).|GA2, Land North-East Of Great Ashby Stevenage Hertfordshire

Comments

My comments are made from a crime prevention and security perspective only. I have reviewed the application; however, I am unable to find security and crime prevention listed in the documents provided. Security is essential in any development, especially in large-scale developments, when people feel safe it has a significant impact on their lives and the cohesion of the community, it is also necessary for wellbeing. Crime prevention and security will align with the North Herts sustainability strategy, green network, integrated neighbourhoods, and engaged healthy communities.

Layout: Layout design is essential to provide clear natural surveillance across the site, including buildings, vehicular and pedestrian routes , lighting , landscaping, open spaces including all play areas and industrial areas .This will make the area safer and more accessible to everyone in the community it also incorporates the government violence against women (VAWG) agenda in accordance with the latest National Planning Policy Framework

- **P5 – Maintaining public safety and security** *(Development proposals should anticipate and address possible malicious threats and other hazards (whether natural or man-made) in relation to: Their occupiers and users, by identifying potential safety risks and proportionate mitigation opportunities which can be addressed through the design of the scheme. This applies especially where particular groups may be vulnerable to crime, or to the fear of crime – such as women and girls – or would be at risk from physical hazards (such as children where open water or transport infrastructure is present or planned)*
- **DP3 – Key principles for well-designed places** *(Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance)*
- **TR4 – Street Design, access and parking** *(Ensure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users (particularly for women and girls, for other groups who may be vulnerable to crime or the fear of crime, and for those with limited mobility). This includes reflecting relevant aspects of policy DP3(2), as well as employing measures to)*

Rear parking Courts:

- ***I do have concerns with regarding the layout and the rear parking courts.***

They can promote anti-social behaviour and fly tipping and often lack surveillance and security for those using them. Across the county they are now being re developed as they are no longer fit for purpose.

Footpaths: I can see that it is the intention, where possible footpaths to have wide, straight and well-lit footpaths with low landscaping each side.

Landscaping: Defensive planting can be used very effectively for crime prevention adding extra security to a boundary or a public space.

Planting has to be considered because if it becomes overgrown or put in the wrong place it can have the opposite effect and aid burglary or anti-social behaviour (such as high hedges next to footpaths or in front of dwellings).

Play areas / open gyms/ parks: Reports have indicated that parks suffer from anti-social behaviour and many women and girls feel excluded. Parks can often attract groups after dark; drug use and vandalism can occur. I would ask that these areas are designed to incorporate passive surveillance.

Community Hubs – these are also beneficial to work with the local policing team, not only keep the area crime free but engage in community crime prevention schemes.

Schools / Nurseries: The schools are built in accordance with the department of education guidelines; however, it is always beneficial to review the security arrangements from the outset.

Lighting: Installation of good quality column lighting to comply with BS 5489-1:2020 (in accordance with the lighting design team and institute of lighting professionals). Bollard lighting does not meet the secured by design standard, as it does not provide enough light, can be easily damaged and can raise the fear of crime.

Housing: I would ask that not only the 40% affordable dwellings, but all dwellings are built to the police security standard Secured by Design (SBD). I have listed the required standards for the dwellings, however if the application is granted, I would like the opportunity to review the SBD requirements in more detail.

Physical Security requirements:

Front doors and ground floor and easily accessible windows

PAS 24:2022+A1:2024

STS 201 (certified to PAS 24:2022+A1:2024*)

LPS 2081 Issue 1 Security Rating B+

STS 222 Issue 4 Burglar Resistance BR2(S)

LPS 1175 Issue 8 Security Rating A3+ (Note 23.4b), or STS 202 Issue 12 Burglar Resistance BR2 LPS 1673 Issue 1 Attack Rating AR.A180+

Communal Door sets Flats

STS 225 Issue 2 Burglar Resistance BR1(S),

STS 205 Issue 8 Burglar Resistance BR1,

LPS 1175 Issue 8 Security Rating A1+,

Sold Secure SS314 Bronze,

Compartmentalisation is required if 26 or more apartments can be accessed by any individual living or visiting the block.

Boundary / Perimeter: This is site specific; it is usually 1.8m high close board fencing with trellis where needed for rear gardens.

As stated previously the standards and security advice is given on a site-specific basis and include bin/bike / meter stores, play areas , parking areas and CCTV in accordance with Secured by Design, Homes, Commercial, schools, Hospitals and Safer Parks.

Construction site security: When building a development site security is also necessary.

Sustainability

Designing out crime and building developments to the police preferred minimum security standard Secured by Design (SBD) creates secure, safer and sustainable environments providing a better quality of life for the residents living in the area. There are also substantial environmental benefits to designing out crime, research indicates that the carbon cost of crime in the UK is in the region of 6,000,000 tonnes of CO₂. Independent academic research suggests that housing developments built to the Secured by Design standard have 25% less criminal damage, 25% less vehicle crime and 87% less burglary.

Kind Regards,

Sophie

Sophie Groombridge 8333
Designing Out Crime Officer (DOCO)