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|  |  Date: 11th July 2019 Our ref: CPD: 13422019 Your ref: 6/2019/1370/MAJ  Direct No: 01707 355225 E-mail: gerry.brophy@herts.pnn.police. |

Re: Land to the East of Firs Wood Close

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Hi Planning.

 Thank you for sight of this application on which I comment from a crime prevention perspective only.

Whilst I do not have any serious concerns with the intention to develop additional housing at this location, I would like to make the following comments.

The general indicated layout is conducive to good security with open and clear sight lines between the individual properties.

The choice of in-curtilage parking is proven to be one of the most secure types of parking and the indicated visitor parking is also well overlooked.

It is essential that all the rears of properties are kept secure with lockable gates that are fitted close to the building line, which denies hiding places for illegal purposes.

An example of this is where the gates between plot 11 and 12 appear to be recessed back about 1M from the building line. This is an area where a person can hide themselves whilst attacking the gate or even waiting to attack a passing person.

There is an access path to the side of plot 23, which grants access to the rear gardens of plots 24 and 25. This should be gated to prevent this access.

This whole development is capable of achieving accreditation under the police preferred minimum security standard that is Secured by Design (SBD).

This scheme has been particularly popular with social housing providers as the proven products used are also of a quality that proves them fit for purpose for extended periods of time. This in turn has achieved dramatically reduced maintenance budgets.

Building Regulation Q will mandate that all individual flat doors are required to comply with PAS24:2012 security standard, I would ask that the update 2016 version of PAS24 be applied instead. This modernised standard has additional features that are required to combat a known attack method that is becoming an issue.

Following a conversation with the architect, it has been indicated that the client now wishes that this development should meet the SBD standard.

Given this and the general layout indicated I am more than happy to fully support this application.

Gerry Brophy

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