



Date: 11th January 2023
Our ref: CPD: 10002023
Your ref: 6/2022/2801/MAJ
Direct No: [REDACTED]
E-mail: [REDACTED]

Re. Campus East Car Park

Dear Planning,

Thank you for sight of this application on which I comment from a crime prevention perspective only. I have read the supplied documentation and I have attended the location, which is well known to me.

Having read all eight sections of the Design and Access Statement, I am seriously surprised and saddened to note an almost total absence of any reference or aspiration regarding public safety or residential security.

The Welwyn Garden City 2120 Framework Objective makes multiple references to the subject, such as

Create high quality new residential buildings and public realm that respect the history of the town, contribute positively to the townscape and make the town centre area a more attractive and safer place to visit and spend time;

Build new town centre housing to increase activity, security and footfall as well as much needed accommodation;

I see no mention of this essential subject within the document, which is also contrary to the advice given by CABE in how to read and write design and access statements. The stated design principles do not even mention security!

Car parking, or the lack thereof is also of concern. Stating that the TA inform that car ownership is more likely in privately owned flats is worrying to me. It borders on dangerous thinking to assume only people with the means to buy a flat will have a car and therefore require a parking space.

In any event, the mathematics do not add up. 317 flats of which 70% will be private, means that there will be 221 private flats with only 183 car spaces. 1 car space for a 'car club' and 3 spaces for disabled parking is also very low provision. Car charging is now a requirement, so stating a 'percentage' will be supplied is also lacking in detail.

Should the architectural team see fit to engage with me to discuss the matter, I would be pleased to discuss the security requirements contained within building regulation 'Q' and the far superior and proven aspects of Secured by Design.

At this stage, and with the lack of any mention of security, it is not possible to support this application.



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