



Date: 13th March 2018
Our ref: CPD 10612018
Your ref: 6/2018/0171/MAJ
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Re: Former Shredded Wheat Factory- W.G.C. - AL8 6UN

Dear Chris,

Thank you for sight of this most important proposal for the Welwyn Garden City area. I have prior knowledge of the previous applications and have personally been aware of this site for the previous eight years having commented on them on numerous occasions.

As you will be aware, my primary role is to represent Hertfordshire Constabulary in trying to ensure that all new developments incorporate reasonable and relative security designs and features to try and prevent crime and anti-social behaviour from becoming a feature of all newly built housing and also at commercial properties.

This location is particularly challenging due to a number of features such as its proximity to the railway station (large transport nodes are always crime hotspots), and the intended density of occupation.

I therefore have some very serious crime concerns that would need a firm commitment to security before I could entertain any form of support for the plans.

The intention to bring to market large numbers of studio, one and two bedroom flats is of particular concern and would need to be addressed carefully and fully in the design.

The large amount of parked vehicles on site, although necessary for modern life, could and would present opportunities to the criminal fraternity due to the fact that a large proportion of said vehicles will remain on site during the working week. Their owners commuting to work via the rail system. Parking therefore would need to be secure and well laid out with good surveillance either natural or passive.

It was against these serious concerns that I called a meeting of those who I believed could influence the details of the designs from a crime prevention perspective.

I presented on the successful nearby developments that have achieved the police preferred minimum security standard that is Secured by Design (SBD), and have realised very low crime levels.

In this instance I am very pleased to report that I have achieved agreement from the parties predominantly in both the South and North of this development, that should they be successful in this application, they will be aiming to achieve accreditation under the SBD scheme.

This is fantastic news for not just this development, but also the wider area of Welwyn Garden City, as there is an academically proven 'diffusion of benefits' to a much larger area when SBD is achieved.

Their decision to achieve SBD accreditation will ensure that all reasonable and practical efforts will be taken to provide a crime free area for all the future inhabitants of this 'large town'.

Given that I have these assurances, and on the understanding that both parties will apply for full accreditation under the Secured by Design scheme, at this time, I am very happy to state that from a crime prevention perspective, I am able to fully support this application.

If this application is successful, I would ask that this crime prevention offer is incorporated into the decision making process and reflected in the decision notification.

Gerry Brophy

Principal Crime Prevention Design Advisor
Hertfordshire Constabulary