



HERTFORDSHIRE CONSTABULARY

Sophie Groombridge
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Our Ref: 11992026
Ref: S62A/2026/0159

Ryan Davies
Operations Officer
Planning and Environment Applications Service
Planning Inspectorate

Date: 10th September 2026

Dear Ryan,

RE: S62A/2026/0159 Town and Country Planning Act 1990 (Section 62A Applications)

Partial demolition of existing buildings (with retention of existing two-storey car park and substation) and redevelopment of the site to provide a mixed-use development comprising residential apartments (class C3) and flexible commercial floorspace (class E) across 4 blocks and associated internal roads, parking, drainage, landscaping, amenity space and associated works.
at
Maple House, Nos 8-16 (even) & 30-32 High Street and no's 1-7 Princes Parade, Potters Bar, EN6 5BA

Thank you for sight of planning application S62A/2026/0159, please find my comments below, they are made from a designing out crime perspective only.

Comments

Unfortunately, there has been a significant increase in residential burglaries in Potters Bar and an increase in violence and sexual offences.

I can see that security and crime prevention have been considered for this application as detailed in the Design and Access statement, (7.07 Designing out crime) and (5.07 Residential design standards- secured by design principles).

The residential burglaries reported to the police show that access is being gained through windows and doors. I would ask that this development is built to the police preferred security standard secured by design with the windows and doors being certified to one of the following standards:

Physical Security requirements:

Front doors and ground floor and easily accessible windows / patio doors

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,
LPS 1673 Issue 1 Attack Rating AR. A60

Compartmentalisation is required if 26 or more apartments can be accessed by any individual living or visiting the block, however this has to be discussed with the local policing team and fire officer.

If the application is granted, I would like the opportunity to review the secured by design arrangements with the architect's or developer.

Considering the elevated level of violence and sexual offences in this area, I would advise that the above recommendations are considered, in conjunction with the governments (VAWG) violence against women and girls' strategy.

Kind Regards,

Sophie

Sophie Groombridge Designing Out Crime Officer Estates & Facilities Ext: [REDACTED] Mobile: [REDACTED] herts.police.uk Follow us @hertspolice	 We are Team HERTS
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Our mission:



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[Catch criminals
and solve crime](#)

[Protect victims
and the vulnerable](#)