



FAO Ben Farrant

Thank you for allowing me to comment on planning application 2018/4153/P which relates to the construction of the Three (3) bedroom dwelling at the location.

I have no objections to the proposal but would like to make the following comments and recommendations.

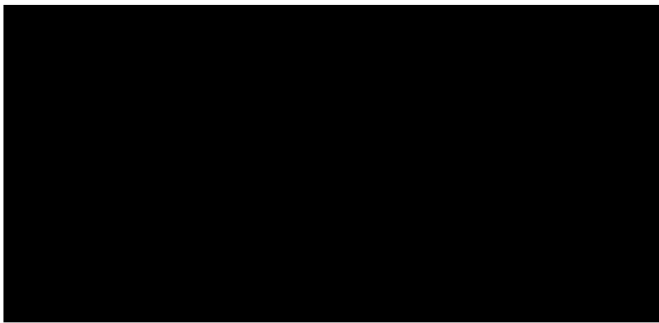
#### **Comments and Recommendations**

- ∞ This project could easily achieve 'Secured by Design' accreditation and as a result, if approved, I therefore would like to see a planning condition attached for this to be obtained. Recent crime figures for the area (July 2018) show that Four (4) burglaries have occurred and a 'Secured by Design' accredited building reduces the chance of being burgled by 42%.
- ∞ If conditions cannot be obtained then the following recommendations for general security should be applied.
- ∞ Main front door should be security rated to PAS24:2016 - Especially as the entrance is down what appears to be a cul-de-sac with limited natural surveillance.
- ∞ Defensible space should be created directly outside the front of the building so that the doors and windows do not look directly onto 'public' space. A small 1.1m high metal railing fence with gate creating the distance from the windows and doors should be considered. The use of defensive planting with 'prickly' plants could also be utilised. I feel this will benefit the end user as it will set a clear demarcation between their property and public space.
- ∞ All openable ground floor windows or ones that are easily accessible by climbing should be security rated to PAS24:2016.
- ∞ Lower ground floor windows and doors at the rear onto the patio area should be security rated to PAS24:2016.
- ∞ Bin storage area should have a self-closing & self-locking mechanism to prevent access for non-residents and the depositing of other people's rubbish.
- ∞ Lighting within in this area should meet BS5489 and be of a 40% uniformity over the area to be illuminated. LED lighting is preferable due to the good colour rendition it provides, low maintenance and also low energy use. The lights should be positioned so that they cannot be reached without a climbing aid so they cannot be tampered with or criminally damaged.
- ∞ Boundary treatment for the patio area should be 1.8m in height and can be topped with 300mm trellis to increase the security for this area.
- ∞ External cycle storage area should be a specifically designed and certified to either LPS1175 SR1 or Sold Secure (Silver or Gold) depending on location. The cycle should be secured to at least three points of locking (both wheels and frame).
- ∞ If the use of 'SMART' meters is being considered then the location of the readers is not relevant. But if not then they should be located outside of the dwelling at the front or as close to the front as possible to ensure they are visible.
- ∞ Postal strategy should be via the front door and if a PAS24:2016 door is used the letter plate will meet the required standard.

- ∞ If an intruder alarm is to be installed prior to occupation it should meet the requirements of BS EN 50131. If not I would advise that an electrical spur is fitted so that the occupier can fit one at a later date therefore future proofing the dwelling for any changes that may occur.
- ∞ CCTV will be registered and comply with the information commissioners guidelines [www.ico.org.uk](http://www.ico.org.uk)

If the applicant wishes any further help or assistance with nay of the recommendations that I have made then I will be more than happy to be contacted.

Kind regards



Consider our environment - please do not print this email unless absolutely necessary.

NOTICE - This email and any attachments may be confidential, subject to copyright and/or legal privilege and are intended solely for the use of the intended recipient. If you have received this email in error, please notify the sender and delete it from your system. To avoid incurring legal liabilities, you must not distribute or copy the information in this email without the permission of the sender. MPS communication systems are monitored to the extent permitted by law. Consequently, any email and/or attachments may be read by monitoring staff. Only specified personnel are authorised to conclude any binding agreement on behalf of the MPS by email. The MPS accepts no responsibility for unauthorised agreements reached with other employees or agents. The security of this email and any attachments cannot be guaranteed. Email messages are routinely scanned but malicious software infection and corruption of content can still occur during transmission over the Internet. Any views or opinions expressed in this communication are solely those of the author and do not necessarily represent those of the Metropolitan Police Service (MPS).

Find us at:

Facebook: <https://m.facebook.com/metpoliceuk>

Twitter: @metpoliceuk