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Your ref: 17/AP/2773

Our ref: SE/2548/16

Date 14<sup>th</sup> September 2017

**Re: Hybrid application comprising a full planning application for Phase 1 and outline planning permission for subsequent Phases: Full planning permission is sought for the demolition of existing buildings and structures and redevelopment of the central area (Phase 1) for the erection of 3 buildings at 6, 15 and 40 storeys (+137.070m AOD) (+ single basement) to provide 359 new homes and 1,796sqm (GEA) of non-residential floor space within classes A1-A4 (retail), class B1 (business), class D1 (community uses) and class D2 (leisure uses); an energy centre (750sqm), new public open space and public realm, associated car parking (including 4 car club spaces), 563 cycle spaces and other associated works;**

**Outline planning permission (scale, layout, landscaping, access and appearance reserved) for the demolition of existing buildings and structures and erection of a series of buildings to provide up to 72,400sqm (GEA) of floor space ranging in height from +21.4m AOD to +111.8m AOD, comprising up to 691 residential units and up to 3,704sqm (GEA) of non-residential floor space within classes A1-A4, class B1, class D1 and class D2, with associated public open space, public realm, car parking, cycle parking and associated works.**

Dear Kiran Chauhan,

Thank you for your letter of the 29th August 2017 in connection with the above planning application at **MALT STREET REGENERATION SITE, LAND BOUNDED BY BIANCA ROAD, LATONA ROAD, HAYMERLE ROAD, FRENHAM STREET AND MALT STREET, LONDON SE1.**

I have read the documentation sent to me in respect of this application, unfortunately I could not find any specific details as to what measures are to be incorporated into the development to achieve Secure by Design standards. The area does suffer from incidents of Burglary, Robbery, Assaults, Criminal Damage, Motor Vehicle Crime, Theft and anti-social behaviour including drug use. This is important, especially given the guidance within NPPF paragraphs 58 and 69 which state:-

**Paragraph 58 of National Planning Policy Framework clearly states that local and neighbourhood policy should 'create safe and accessible environments where the fear of crime does not undermine quality of life or community cohesion.'**

**Paragraph 69 of this document 'promoting Healthy Communities' underlines this statement by encouraging the planning system to play an important part in facilitating 'safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.'**

With respect to any future applications for this development I feel that should it proceed, it should be able to achieve Secured by Design accreditation in respect of physical security with the guidance of Secured by Design Commercial Developments 2015 and Secured by Design Homes 2016. By incorporating accredited, tested, certificated products. The adoption of these standards will help to reduce the opportunity for crime, creating a safer, more secure and sustainable environment. It is vital for the success of this development for the design team to contact the Design Out Crime Team SE office as early as possible to discuss the scheme.

**Because the development should be suitable to achieve Secured by Design accreditation, I would seek to have a 'Secured by Design' condition attached to any permission that may be granted in connection with any future applications and that the wording is such that the development will follow the principles and physical security requirements of Secured by Design.**

Whilst I accept that with the introduction of Approved Document Q of the Building Regulations from 1st October 2015 it is no longer appropriate for local authorities to attach planning conditions relating to technical door and window standards, I would encourage the planning authority to note the experience gained by the UK police service over the past 26 years in this specific subject area.

That experience has led to the provision of a physical security requirement considered to be more consistent than that set out within Approved Document Q of the Building Regulations (England); specifically the recognition of products that have been tested to the relevant security standards but crucially are also fully certificated by an independent third party, accredited by UKAS (Notified Body). This provides assurance that products have been produced under a controlled manufacturing environment in accordance with the specifiers aims and minimises misrepresentation of the products by unscrupulous manufacturers/suppliers and leads to the delivery, on site, of a more secure product. For a complete explanation of certified products please refer to the Secured by Design guidance documents which can be found on the website [www.securedbydesign.com](http://www.securedbydesign.com) .

I feel that the benefits of certified products should be pointed out to applicants and that the Local Authority encourages applicants to achieve this more appropriate standard. It is also important to note that policies relating to the design and layout of a new development, which aim to reduce crime and disorder, remain unaffected.

I trust these comments are of assistance.

Yours Sincerely,

**PC Steve Watts - Designing Out Crime Officer**

SE DOCO Team - Metropolitan Police Service

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