

SECURITY STATEMENT

Prepared on behalf of: Last Chipendo / Diana Chipendo – DMC Consulting Services Ltd

Site address: 73 Beaumont Drive, Northfleet, Gravesend, Kent, DA11 9NN

Application reference: GB/20250016

Application type: Full Planning Permission

Prepared by: Inhaus Planning, Suite Ra01, 195-197 Wood Street, London, E17 3NU

1.0 Introduction

This Security Statement has been prepared by Inhaus Planning on behalf of Last Chipendo and Diana Chipendo of DMC Consulting Services Ltd in support of planning application GB/20250016 for the change of use of 73 Beaumont Drive, Northfleet, Gravesend, Kent, DA11 9NN from Class C3 to Class C2 for use as a children's home. The statement responds directly to the recommendations made by Kent Police's Designing Out Crime Officer (DOCO) in their consultation response of 24 January 2025 (Ref: 20250016/AH.1/G-367) and sets out the security measures that will be implemented at the property.

The security of the children resident at the home and of the staff caring for them is a paramount operational priority. The security arrangements described in this statement are grounded in the principles of Crime Prevention Through Environmental Design (CPTED) and Secured By Design (SBD) guidance, as recommended by Kent Police, and will be implemented in full subject to the grant of planning permission.

2.0 Boundary Treatments

Kent Police's DOCO recommended that boundary treatments be a minimum of 1.8 metres in height, with support beams facing inwards, and that any gates providing access to the rear or side of the property be securely lockable from both sides. The DOCO further recommended that there be no unauthorised access to the rear of the site via any side access route or via neighbouring premises.

The applicant confirms a full commitment to implementing boundary treatments to the standard recommended by Kent Police. Existing boundary structures will be reviewed and upgraded where necessary to achieve a minimum height of 1.8 metres throughout. Any gate providing access to the side or rear of the property will be fitted with high-security locking mechanisms operable from both sides, and the integrity of the boundary will be maintained to prevent any unauthorised access to the rear of the property.

3.0 CCTV

Kent Police recommended the installation of CCTV at the main entrance doors to monitor the movements of occupiers and provide a deterrent to unauthorised entry. The DOCO also noted that, in some circumstances, it may be advisable for staff to carry personal attack alarms and, where appropriate, body-worn video cameras for safety purposes.

The applicant confirms that a CCTV system will be installed at the property prior to the commencement of operation. The system will cover the principal entrance, the front driveway and the immediate exterior of the property. The installation will comply with the ICO's CCTV Code of Practice, ensuring that any recording is managed lawfully and proportionately. Staff will be provided with personal attack alarms as a standard element of their operational equipment. The use of body-worn video cameras will be considered as part of the home's ongoing risk assessment and implemented where the responsible individuals consider it appropriate.

4.0 Lighting

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Kent Police recommended lighting to cover all entrances to the property to aid natural surveillance and deter potential intruders. The applicant confirms that appropriate external lighting will be installed at all entrance points, including the front door, rear access, and driveway areas. The lighting will be motion-activated where appropriate to minimise unnecessary light emission while ensuring that any approach to the property is illuminated. The design of the lighting scheme will avoid light spillage that might cause disturbance to neighbouring residents.

5.0 Doors, Windows and Physical Security Standards

Kent Police strongly recommended that external doors and windows meet the PAS 24:2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+, and noted that existing rear doors and windows that are not being replaced may require limiters or restrictors to help maintain security.

The applicant confirms that all external doors and windows will be assessed against the recommended standards. Where existing fittings do not meet the PAS 24:2022 standard or equivalent, they will be replaced or upgraded accordingly. Where replacement is not immediately required, appropriate restrictors and limiters will be fitted to existing rear-facing windows and doors to maintain the required level of physical security. This assessment and any necessary works will be completed prior to the commencement of operation and prior to any child being accommodated at the property.

6.0 Staffing and Supervision

The most significant security measure at the home is the continuous presence of trained, professional staff twenty-four hours a day. The home will never be left unoccupied while children are in residence. Staff are trained in safeguarding, risk management, and incident response, and will maintain active supervision of the children and the property at all times. The consistent, relationship-based care model adopted by DMC Consulting Services Ltd means that staff develop an intimate knowledge of each child's behaviours and risk factors, enabling early identification and de-escalation of potential incidents.

7.0 Access and Visitor Management

Access to the property will be carefully controlled. All professional visitors — including social workers, healthcare practitioners, and independent reviewing officers — will be pre-booked and their identity verified on arrival. No unannounced visitor will be admitted to the home. Family and personal contact visits will be managed in accordance with each child's care plan and the requirements of the placing local authority, with most contact taking place at an external venue rather than at the property itself.

8.0 Conclusion

This Security Statement demonstrates that the applicant takes seriously the security recommendations made by Kent Police's DOCO and is fully committed to implementing all four recommendations prior to the commencement of operation. The combination of physical security measures, continuous professional staffing, and robust access management will ensure that the home provides a safe and secure environment for the children in its care while maintaining the low-impact, domestic character of the use in the surrounding residential neighbourhood.

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It is respectfully suggested that a planning condition requiring implementation of the CPTED measures set out in this statement prior to first occupation would be an appropriate and proportionate means of securing the delivery of these improvements as part of any grant of planning permission.