

infrastructure. Further guidance will be provided in Supplementary Planning Guidance.

- 3.10.4 Most proposals for the construction of a basement will require planning permission. These proposals need to be managed sensitively through the planning application process to ensure that their potential impact on the local environment and residential amenity is acceptable.
- 3.10.5 Basement development (small or large) can also cause significant noise and vibration disturbance through the reflection/focusing of ground-borne vibration originating from existing infrastructure, such as London Underground infrastructure, if this issue is not considered and managed effectively during its design and construction. Impact assessments prior to construction should consider the effects on the ground-borne vibration environment and propose appropriate mitigation, especially for surrounding residents.
- 3.10.6 The Mayor considers that **smaller-scale basement excavations**, where they are appropriately designed and constructed, can contribute to the efficient use of land, and provide extra living space without the costs of moving house. In areas where basement developments could cause particular harm, boroughs can consider introducing **Article 4 Directions** to require smaller-scale proposals to obtain planning permission.

Policy D11 Safety, security and resilience to emergency

- A The Mayor uses his convening power to work with relevant partners and stakeholders to ensure and maintain a safe and secure environment in London that is resilient against emergencies including fire, flood, weather, terrorism and related hazards as set out in the London Risk Register.
- B Boroughs should work with their local Metropolitan Police Service 'Design Out Crime' officers and planning teams, whilst also working with other agencies such as the London Fire Commissioner, the City of London Police and the British Transport Police to identify the community safety needs, policies and sites required for their area to support provision of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime. Policies and any site allocations, where locally justified, should be set out in Development Plans.
- C Development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather,

fire, flood and related hazards. Development should include measures to design out crime that – in proportion to the risk – deter terrorism, assist in the detection of terrorist activity and help mitigate its effects. These measures should be considered at the start of the design process to ensure they are inclusive and aesthetically integrated into the development and the wider area.

- 3.11.1 Londoners look to the Mayor as a civic leader for support, advice and reassurance in the event of a major incident taking place. The role of the Mayor in an attack is an interconnected one and is clarified via his attendance at COBR³² meetings about incidents affecting, or potentially affecting, London. The London Resilience Partnership maintains the **London Risk Register**³³. The London Risk Register provides a summary of the main risks affecting London and identifies the existing risk management arrangements for the risks.
- 3.11.2 New developments, including building refurbishments, should be constructed with resilience at the heart of their design. In particular they should incorporate appropriate **fire safety** solutions and represent best practice in fire safety planning in both design and management. The London Fire Commissioner should be consulted early in the design process to ensure major developments have fire safety solutions built-in. Flooding issues and designing out the effects of flooding are addressed in Chapter 9.
- 3.11.3 Measures to **design out crime**, including counter terrorism measures, should be integral to development proposals and considered early in the design process, taking into account the principles contained in guidance such as the Secured by Design Scheme³⁴ published by the Police. Further guidance is provided by Government on security design³⁵. This will ensure development proposals

³² COBR (often referred to as COBRA) stands for Cabinet Office Briefing Rooms, these are the locations the Government's emergency response committee set up to respond to major events and emergencies.

³³ For further details see <http://www.london.gov.uk/mayor-assembly/mayor/london-resilience>

³⁴ For further details see <http://www.securedbydesign.com/>

³⁵ Crowded Places Guidance, National Counter Terrorism Security Office, 2017: <https://www.gov.uk/government/publications/crowded-places-guidance>; Crowded Places: The Planning System and Counter-Terrorism, Home Office and DCLG, 2012; and Protecting crowded places: design and technical issues, Home Office, Centre for the Protection of National Infrastructure and the National Counter-Terrorism Security Office, 2014: <https://www.gov.uk/government/collections/crowded-places>