



Date: 29/08/23

Your ref: 23/00772/CONDIT (Re-consultation) Our Ref: SD

Contact Mr Stephen Day-Designing out Crime Officer

Email:

Mobile

Dear Christopher,

I am writing to you in my capacity as the Leicestershire Police Designing out Crime Officer (DOCO). Leicestershire Police have no formal objections in principle to the application however we would like to make the following observations.

In relation to the Variation of Condition 01 (Approved plans) and Condition 03 (Parking and Turning Facility) of Planning Permission ref: 22/00581/CONDIT (Variation of Condition 01 (Approved plans) and Condition 03 (Provision of Parking and Turning Facility) of Planning Permission ref: 21/01083/REM (Approval of reserved matters (appearance, landscaping, layout & scale) of hybrid planning permission 15/01221/HYB for 10 dwellings) dated 22/04/2022. Barons Park Farm Desford Lane Kirby Muxloe Leicester Leicestershire.

I have now visited, and have reviewed the proposed development. There is a single vehicle entry point via Desford Lane on the north side. Access leads centrally before splitting into internal roads allowing access to all dwellings within the site. There are turning points to allow occupants ease of exit from all dwellings.

Permeability is not a significant issue due to the single vehicle entry point to the north allowing proportionate access with no circulatory routes. All parking is in curtilage of dwellings and I recommend consideration of gable end windows to increase natural observation.

Pedestrian access runs from the west of the vehicle entry point to allow access to dwellings in the west side.

Lighting throughout the site including the key vehicle entry point and other key areas such as open space should be to BS5489. A Section 38 Agreement is requested to install an electrical spur to the nearest lampposts would allow immediate installation of CCTV if required. All pedestrian or cycle walkways and open space should be illuminated likewise.

Consideration of the use of CCTV coverage of the key vehicle entry points is recommended to include Automatic Number Plate Recognition capability. This would add an element of general security to the development. In the event of it being required appropriate General Data protection Act signage would need to be displayed. Due to the size and scale and make up of this site I recommend consideration of CCTV is not required.



Wheelie bin storage and Cycles should be stored in secure areas where possible to avoid the potential for criminal use, as a ladder, mode of removal or arson risk for Bins or mode of escape in respect to Cycles. Foliage is recommended to be to a height of 1m and trees are recommended to be trimmed to have no foliage lower than 2m from the ground. This will provide a 1m clear field of vision.

Perimeter enclosure is recommended to be to a height of 1.2m to the front to allow good natural observation and 1.8m to sides and the rear to secure enclosure in a material in keeping with the development.

General Recommendations

All door and window sets will be to PAS24 (2022) which is now included in building regulations. There are other considerations such as BS 6375 Security Locking and Fire Security and BS EN 50486 in relation to Audio and Video door entry systems. Consideration should be made to identify the most appropriate option for this site. Dwellings are recommended to have an Alarm System to BS7958, but there are other options on the Secured by Design portal which include BS6799 in relation to wire free alarm systems. Also BS EN 50131 and PD 6662 in relation to wired systems.

1. Street lighting columns to BS 5489 are recommended.
2. Appropriate fencing should be used to enclose the perimeter and is recommended to be 1.8m in height. This can be via planting or manufactured fencing.
3. Key access points leading into the development should be considered for CCTV coverage supported by lighting to allow identification during day and night. This would allow vehicle and facial recognition in key areas. Appropriate signage should be in place to be compliant with the Data Protection Act.
4. Natural surveillance should be possible via ground level foliage being trimmed to 1m high and trees to have no foliage lower than 2m from the ground to allow a clear field of vision.
5. Vehicular parking is recommended to be in curtilage as part of the dwellings where possible. Communal parking should be supported by natural observation, lighting and be set in clearly defined areas to deter unauthorised access.
6. Consideration of Secured by Design principles is recommended and information in respect to the different standards is available on request.
7. Opportunities to explore the potential for S106/CIL funding should be undertaken with relevant parties if appropriate. I would like to make an expression of interest in respect to this site due to the potential increase in demand for policing created by the additional occupation.
8. Dwellings are recommended to have an Alarm System to BS7958 with coverage of garages included where applicable.
9. Commercial sites may benefit from smoke cloaking devices to deter access and reduce potential loss.
10. An electrical spur is recommended under a section 38 agreement at each vehicular entry point leading into the development.
11. Consideration of Park Mark accreditation should be considered in the event of appropriate communal parking within the application.
12. Consideration of safe routes through open space and parks is recommended for vulnerable groups including girls and women.



Leicestershire
Police
Protecting our communities

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Should you require any further information please do not hesitate to contact myself and I will be happy to assist.

Kind regards



Mr Stephen Day,
Designing out Crime Officer &
Architectural Liaison Officer,
Leicestershire Police.