



Date: 29/08/23

Your ref: 23/00767/FUL Our Ref: SD

Contact Mr Stephen Day-Designing out Crime Officer

Email

Mob

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 Construction of 36 residential holiday lodges and a management building with associated vehicular access, parking, surface water balancing and landscaping (revised scheme of application reference 21/01390/FUL). Barrow Hill Quarry Lane Earl Shilton Leicester Leicestershire.

I have now visited, and have reviewed the proposed development. The Barrow Hill site is accessed via a single vehicle entry point at Quarry Lane. There is a second gated access to the east side but internal roads allow both phases of the site to be accessed from the north west entry point. The internal road allows access to the lodges in the north west phase before a circulatory route around the balancing pond leads to the second phase in the east, which also has a circulatory route around the second balancing pond. Access to all lodges in this area is also available from this road.

Centrally there is open space at Barrow Hill with minimal open space around the lodge areas. Permeability is not an issue in my opinion due to the internal roads including a circulatory route only being accessed by the primary vehicle entry point in the north west.

Emergency services access is reasonable due to its road side location and the gated second potential entry point.

Vehicle parking is in curtilage to the lodges, which does offer good natural observation. I would recommend consideration of gable end windows were possible to increase the possible natural observation available.

Consideration of the use of CCTV coverage is not recommended in this case due to the type of accommodation under consideration and its potential for short occupation. Appropriate Data Compliant signage would be required on installation. Key areas of coverage recommended are the vehicle access point, pedestrian access points and walkways including around the lake.

Lighting throughout the site including the key vehicle entry point and other key areas such as vehicle parking, walkways and open space as well as water attenuation should be to BS5489. 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 1.8m in a material in keeping with the development. Retention of existing hedgerows is recommended to deter unauthorised access.

The site perimeter also has a proposal for an Acoustic Break which will reduce road noise as well as site noise to other users of the area. I recommend a 2.4m high barrier in a material in keeping with this site.

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.
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 walkways should account for the use of women and girls.



**Leicestershire
Police**
Protecting our communities

Police HQ, St. Johns,
Enderby,
LE19 2BX.

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.