



Date: 29/11/23

Your ref: 23/01037/OUT Our Ref: SD

Contact Mr Stephen Day-Designing out Crime Officer

Email: [REDACTED]

Mobile No: 07966 286073

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 Outline planning application for the construction of up to 239 dwellings with associated landscaping, open space, drainage infrastructure and associated works (some reserved except access from Brascote Lane). Land East Of The Windmill Inn, Brascote Lane, Newbold Verdon, Leicestershire.

I have now visited, and have reviewed the proposed development. There is a proposed vehicle access point via Brascote Lane to the west side of the development. Entry leads centrally eastward to all dwellings within the site.

There are no permeability issues as the main site vehicle entry point is at Brascote Lane with no other vehicle entry points proposed. The internal roads allow access to a large phase to the west side and a smaller phase to the east side.

Permeability is not a significant issue due to the single vehicle entry point and emergency services access is reasonable to allow access to all areas.

This may change as new phases are build but I do not see any major issues with this phase. The internal roads lead through the centre of the phase with a turning point to the centre of two attenuation ponds located to the east side. Access to the north east phase of the site is from the south west phase so there is no potential escape route.

Vehicle parking is in curtilage though there are no communal parking areas within the proposed development. Consideration of gable end windows is recommended to allow improved natural observation by residents and neighbours.

Open space areas are mainly to the east side and there are several pedestrian walkways around these areas. Also, there is water attenuation to the south of the site with existing foliage and trees.

Lighting throughout the site should be to BS 5489 including the key vehicle entry point and other key areas such as open space to the east areas as well as to the west near to the vehicle entry point.



Consideration of CCTV coverage should be made due to the size and scale of the development. This should include number plate recognition capability. I recommend consideration of this prior to occupation.

A Section 38 Agreement is requested to install an electrical spur to the nearest lampposts would allow immediate installation. All pedestrian or cycle walkways should be illuminated likewise.

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. Bin and cycle storage is recommended to be within the perimeter of dwellings with rear shed or garage storage recommended. Perimeter enclosure is recommended to be to a height of 1.8m in a material in keeping with the development.

S106 Expression of Interest

I would also like to make an expression of interest in respect to this application for your consideration due to the increase in demand to local policing this will generate. I would be grateful for a response from you in respect to this expression.

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 parks is recommended for consideration in respect to vulnerable groups including girls and women.

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.