



Date: 05/02/24

Your ref: 24/00019/FUL Our Ref: SD

Contact Mr Stephen Day-Designing out Crime Officer

Email: [REDACTED]

Mobile No: [REDACTED]

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 Erection of 50 bedroom golf and leisure hotel (Retrospective).

Kyns Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire.

I have now visited, and have reviewed the proposed development. There is existing access routes which lead to the new Golf and Leisure Hotel. The primary access point by vehicle is from the Station Road to the south of the site. Access leads to the north before splitting via an internal traffic island.

There is also open space on all sides of the site, which also includes a water feature with pedestrian walkways running around the hotel building. There are pedestrian walkways around all elements of the site.

Permeability is not a significant issue due to the single vehicle entry point with internal circulatory routes only through the main area of the site. Parking is in curtilage to the existing buildings which also have existing trees and foliage.

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. All pedestrian or cycle walkways should be illuminated likewise.

Consideration of the use of CCTV coverage of the key vehicle entry point is recommended to include Automatic Number Plate Recognition capability. This would add an element of general security to the development providing improved security. In the event of it being required appropriate General Data protection Act signage would need to be displayed. Due to the size, scale and type of site I recommend consideration of CCTV be considered prior to occupancy.

Commercial 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.

Expression of Interest re S106 Bid

I would like to make an expression of interest in respect to this application due to the increase in demand on policing it will generate.

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.

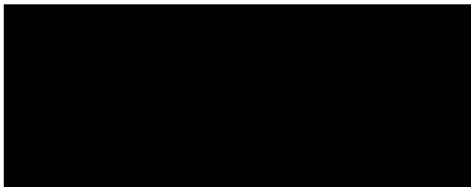
1. Street lighting columns to BS 5489 are recommended.
2. Appropriate fencing should be used to enclose the perimeter and is recommended to be 1.8m in height. This can be via planting or manufactured fencing.
3. Key access points leading into the development should be considered for CCTV coverage supported 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 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.