



Date: 19/02/24

Your ref: 24/00083/HYB Our Ref: SD

Contact

Email: S

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 Hybrid planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road, and Burbage Fields Farm and outline planning application for a residential care home and up to 11no, self-build plots (all matters reserved except for access). Land At Burbage Fields Farm Bullfurlong Lane Burbage Leicestershire.

I have now visited, and have reviewed the proposed development. There is a single vehicle entry point to the north of the proposed development. The road leads south leading centrally towards a circular ring road with six internal road exits off it. These provide access to all areas of the development including two self-build areas to the north end and centrally. Also to the south of the site is a Care Home area. There are also water attenuation basins to the east side with five areas shown.

There are proposed circulatory routes internally, but I do not envisage permeability issues or the potential for increased crime. Emergency service access is reasonable for a site of this size and scale.

CCTV is recommended at the key vehicle entry points especially as this application is quite large with several elements. Number plate recognition capability is recommended, and appropriate Data compliance signage would be required. A section 38 agreement is recommended to allow an electrical spur at the nearest lamppost to the entry point. This could support the position of CCTV coverage as well as benefitting from appropriate illumination. Consideration of CCTV coverage of this key position should be made at an early stage of this proposed settlement.

Also in respect to the Care Home element of the development I recommend appropriate site security with access control monitored at the points of entry with a monitored alarm including personal attack capability for care staff.

Lighting recommendations are to illuminate the main vehicle entry points and walkways as well as the open space areas and any other key areas to BS5489. Vehicle parking is in curtilage to dwellings within the development and I would recommend consideration of gable end windows where possible to increase the possibility of natural observation available.



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 at the front and 1.8m to sides and the rear 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 its size and scale and the additional demand it will place on policing of this area as a result. I would be grateful of information as to when subsequent bids should be submitted.

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 and will increase the demand on Policing within the area of the development.
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.

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.