



Date: 01/10/24

Your ref: 24/00709/REM Our Ref: SD

Contact Mr Stephen Day-Designing out Crime Officer

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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 Application approval (relating to Appearance, Landscaping, Layout and Scale for the erection of 120 dwellings and associated works.) attached to planning permission 22/01227/OUT.

Land Ashfield Farm, Kirby Road, Desford, Leicester, Leicestershire.

I have now visited the site and have reviewed the proposed development. There is a single vehicle entry point to the east side of Kirby Road, which allows access to all dwellings via a network of internal roads.

To the west side there is pedestrian walkways which lead north to open space which includes a water attenuation basin. I do not foresee any permeability issues and emergency services access is appropriate to be able to access all areas of the site.

Consideration of CCTV coverage is recommended due to the size of the development with numberplate recording capability at the vehicle entry point. Appropriate Data compliant signage would be required to meet compliance for the CCTV.

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.

Lighting recommendations are to illuminate communal vehicle parking areas and entry points and open space areas and any other key areas to BS5489.

Vehicle parking will predominantly be 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.

Perimeter enclosure is recommended to be to 1m at the front and 1.8m to the rear and sides in materials in keeping with the development. 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 be grateful if you could advise me when would be a suitable time to submit a S106 bid due to the additional demand this will generate on local policing because of the size of 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 LPS 1175 (1-8) in respect to Door Locks 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 50131-1 and PD 6662 in relation to wired systems which have a personal activation system and are monitored off site.

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

A handwritten signature in black ink, appearing to read 'S. Day'.

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