



Date: 09/06/2025

Contact Megan Wood - Designing Out Crime Officer

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Dear Matt Jedruch

Application Ref – 25/00523/FUL

Site - Wiggs Farm Wood Road Nailstone Coalville Leicestershire

Proposal – The erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping

Thank you for giving Leicestershire Police Designing out Crime Officers the opportunity to review the planning application for the development detailed above. From reviewing the available documents, Leicestershire Police are supportive of the application.

Crime statistics for the immediate area are generally low, however with all new developments, the risk of crime increases. It is therefore crucial for designing out crime and crime prevention is taken into consideration throughout every stage of the development.

The Design and Access Statement, along with the supporting documents, does not explicitly address how the proposal aims to prevent crime both now and in the future. However, I note that several features within the design will likely have a positive impact on crime deterrence.

According to the Fence and Barrier Plan, the site benefits from a single point of vehicular access and egress, which is controlled by two sets of gates, one manually operated and the other electronically controlled. These are supported by two gatehouses, positioned at the entrance, and exit respectively. This level of access control is a strong deterrent to unauthorised vehicle entry.

Pedestrian access, as shown in the same plan, should also be strictly controlled. Ideally, this would be managed either by security personnel within the gatehouses or through electronic access systems, such as remotely managed access cards. These systems should comply with British Standard BS EN 60839 – Alarm and Electronic Security Systems.

The site perimeter is predominantly secured with 2.4-metre high Paladin fencing, complemented by internal security fencing that restricts access to sensitive areas. This layered approach to physical security will further discourage unauthorised access and enhance overall site protection.

Another positive feature is the placement of the car park and cycle shelter. These are located in clear view of the unit's windows and the main entrance, enabling natural surveillance. This visibility significantly reduces the likelihood of criminal activity due to the increased risk of detection.



The illustrative master plan indicates several ground floor windows, which support passive surveillance. However, it is recommended that any easily accessible glazing incorporates at least one pane of laminated glass or glass tested to BS EN 356:2000, Glass in Building Security Glazing – Resistance to Manual Attack, Category P1A, unless protected by roller shutters or grilles.

The external lighting strategy is another positive aspect. Lighting appears to be evenly distributed across the site, designed in accordance with the Institute of Lighting Professionals' guidance and BREEAM UK New Construction v6.1 standards. This reduces the risk of unlit areas where criminal activity could occur. Notably, page 5 of the lighting strategy document confirms compliance with BS EN 5489-1:2020, aligning with constabulary requirements.

I recommend the installation of a CCTV system, particularly in areas where natural surveillance is limited, such as the loading bays, to enhance the security and protection of the unit. When combined with the existing security measures, CCTV can serve as a strong deterrent to criminal activity and support effective site management.

Independent advice should be sought before approaching an installer, to develop an operational requirement for the system. This document will help ensure the system is tailored to the site's specific needs and can be shared with potential installers. Installers should be members of the National Security Inspectorate or Security Systems and Alarms Inspection Board. Clear and sufficient signage should be placed throughout the site, ensuring compliance with GDPR principles and to indicate its use as a further deterrent. The System itself should be to BS EN 50132-7.

If the applicant could be notified of the Secured by Design (SBD) official police security initiative, Information about crime prevention for commercial builds and the initiative can be found on the following link [NON RESIDENTIAL GUIDE 2025 3425.pdf](#).

Should you require any further information, please do not hesitate to contact myself and I will be happy to assist.

Yours sincerely

Miss M. Wood
Designing out crime Officer
Leicestershire Police



This assessment is based on the information you provided and current crime trends. While I can suggest measures that might reduce the risk of crime, there is no guarantee that these measures will prevent crime. The advice is offered without any intention of forming a contract. Leicestershire Constabulary do not assume any legal responsibility for the advice given.