



28/09/2026

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Dear Christopher Brown,

Application Ref – 26/00813/FUL

Site – Erection of 482 dwellings comprising development across two parcels including: the northern parcel (off Ashby Road) for residential development, public open space, play provision, structural landscaping, sustainable drainage infrastructure and the provision of a new vehicular route; the southern parcel (off Normandy Way) for residential development, public open space, landscaping and drainage infrastructure. Together with associated access, internal roads, pedestrian and cycle connections, utilities and all other associated infrastructure

Proposal – Land At Ashby Road And Normandy Way Hinckley Leicestershire

Thank you for providing Leicestershire Police Designing Out Crime Officers with the opportunity to review the documents for the above development. Following assessment of the submitted information, Leicestershire Police raise no objection to the proposal.

As already explained in my comments on previous applications relating to this development, the proposal is likely to increase demand on policing and other emergency services within the area. For this reason, it is extremely important that the development is designed and delivered to high standards of safety and security, with crime prevention and designing out crime principles incorporated from the outset.

Appropriate security measures should be considered as an integral part of the design rather than being introduced retrospectively. This will help to reduce opportunities for crime and anti-social behaviour, enhance community safety, and contribute towards creating a safe, secure and sustainable development for future residents and the wider community.

Doors and Physical Security

- All external entrance doors should meet **PAS 24** security standards.
- Where euro-profile cylinders are specified, **3-star rated cylinders** should be considered to provide appropriate resistance against common methods of attack.
- Door and window security should be considered from the design and specification stage and should not be treated as an additional measure following occupation.

External Lighting

- Dwellings should be provided with appropriate dusk-to-dawn lighting to the front of properties.
- Suitable lighting should also be provided to rear and side access areas where appropriate.
- Lighting should support natural surveillance and provide residents with good visibility while avoiding unnecessary glare, excessive lighting and light pollution.
- Particular consideration should be given to pedestrian routes, parking areas, entrances and other locations where good visibility is important for personal safety and security.

Alleyways, Side Access and Access Control

- Properties incorporating alleyways, side access or shared access paths should be designed to prevent the creation of vulnerable, concealed or poorly overlooked areas.
- Voids and unrestricted spaces between properties can provide opportunities for unauthorised access to rear gardens without offenders being readily observed.
- Where side access is unavoidable, gates should be positioned as close as reasonably practicable to the front building line to restrict unauthorised access towards the rear of properties.
- Gates should be robust, appropriately secured and fitted with suitable locking arrangements.
- Where applicable, locks should meet **BS 3621** or an equivalent recognised security standard.
- Boundary treatments should be robust, clearly define public and private space, and restrict unauthorised access to rear gardens.
- The layout should maximise natural surveillance over pedestrian routes, alleyways, parking areas and communal spaces wherever possible.
- Landscaping should be carefully considered to ensure that it does not create unnecessary concealment or obstruct natural surveillance.

Intruder Alarm Systems

Given that residential properties can be vulnerable to burglary and other acquisitive crime, consideration should be given to providing dwellings with wired intruder alarm systems compliant with **BS EN 50131**, or an equivalent recognised standard.

Where alarm infrastructure or systems are provided during construction, consideration should also be given to making them operational at an appropriate

stage before valuable fixtures, appliances and equipment are installed. This could assist in protecting properties during the later stages of construction and prior to occupation.

Parking and Highway Design

- Early consultation with the Local Highway Authority is recommended to ensure that parking arrangements, highway layouts and any proposed parking restrictions are appropriately designed, practical and, where necessary, enforceable.
- Rear parking courts should be avoided wherever possible, particularly where they have limited natural surveillance, poor definition of ownership or unrestricted pedestrian access.
- Wherever practicable, residential parking should be provided within the curtilage of individual dwellings or immediately adjacent to properties, where vehicles can benefit from natural surveillance from active rooms.
- Visitor parking should be located within well-overlooked areas and should not create concealed or poorly supervised spaces.
- Roads, footpaths and parking areas should provide clear and logical routes while discouraging unnecessary pedestrian movement through private or semi-private residential areas.
- The design should ensure that parking arrangements do not inadvertently create opportunities for crime, anti-social behaviour or conflict between vehicles and pedestrians.

CCTV and Surveillance

- I would recommend that consideration is given to the feasibility of providing CCTV coverage at the main entrances and exit points of the development, as well as children's play areas and other key communal spaces where appropriate.
- Any CCTV system should be designed to provide effective coverage of identified locations while complementing, rather than replacing, good natural surveillance and appropriate environmental design.
- The developer should explore whether any proposed CCTV system could potentially be linked or integrated with the Council's existing CCTV network, subject to consultation with the relevant Local Authority CCTV team and any necessary technical, operational and data protection requirements.
- CCTV should be considered at an early design stage so that suitable camera locations, infrastructure, power supplies and connectivity can be incorporated into the development rather than being added retrospectively.
- Landscaping, street furniture, signage and other features should be designed so they do not unnecessarily obstruct CCTV coverage.

Please find below the Secured by Design Residential Guide, which provides further guidance on designing safe and secure residential developments.

[sbd_residential_guide_2025_250312.pdf](#).

Please also consider applying for a Secured by Design Award, which can be achieved through an officially recognised certification. This would



demonstrate that appropriate security standards have been incorporated into the development to help prevent crime and anti-social behaviour.

[Secured by Design - SBD National Building Approval \(NBA\)](#)

I have no further comments at this stage. I encourage the designers to give careful consideration to these recommendations to support the development of safe and resilient communities, both now and in the future. Should you require any additional information, please feel free to contact me

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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 Police do not assume any legal responsibility for the advice given.