

15/01/2025

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Dear Ashleigh Gade

Application Ref – 25/01213/OUT

Site – Land South Of Sacheverell Way Groby Leicestershire

Proposal – Outline planning application for a residential development of up to 180 dwellings, alongside associated access via two junctions from Sacheverell Way, green and blue infrastructure (including drainage, landscaping and public open space), ancillary infrastructure, and enabling ground remodelling (All matters reserved except access)

Thank you for providing Leicestershire Police Designing Out Crime Officers with the opportunity to review the documents for the development referenced above. Following our assessment of the submitted materials, Leicestershire Police raises no objections to the application. However, I would like to offer the following observations:

In the Groby area, we have experienced issues with motorbikes being used in an antisocial manner, as well as periodic incidents of antisocial behaviour and burglaries. For this reason, I advise taking all necessary measures to prevent houses and the surrounding location from becoming targets.



The LEAP is positioned at the side of the estate. We recommend that LEAP play areas are easily accessible from all nearby homes and clearly visible, with no hidden or obscured sections. This promotes effective natural surveillance, which can help deter crime and antisocial behaviour.

Additionally, we advise installing appropriate lighting in accordance with British Standard 5489:2020 or an equivalent standard. Good lighting creates a more comfortable and attractive environment, reduces the fear of crime, and enhances overall community safety.

Affordable and shared ownership housing should be evenly distributed throughout the development rather than concentrated in one location and should be designed to be tenure-blind.

We also advise that properties with alleyways or shared paths should have gates installed to prevent the creation of hidden spots.

These void areas between properties can provide opportunities for criminals to access rear gardens without being seen. If such passages are necessary, I strongly recommend installing gates at the front of dwellings and securing them with a mortice lock that can be locked with a key from both sides.

I can see that several footpaths are planned on the site. Public footpaths should not run to the rear of, or provide access to, gardens, rear yards, or dwellings, as this has been proven to generate crime. To ensure the space is safe and accessible for all, and in support of policing efforts to reduce Violence Against Women and Girls (VAWG), footpaths should be as straight as possible, wide enough for comfortable use, free of hiding places, and well-overlooked by surrounding houses. They should also be carefully landscaped and well maintained to enable natural surveillance along the route and its borders.

I note that the developers are already in communication with the Council Highways Department. From local knowledge, we are aware that the area experiences significant traffic and speeding issues, particularly during school hours. Continue working closely with the Council to prevent any potential issues.

Please consider the following recommendations regarding residents and visitors parking:

- Provide well-designed parking areas for both residents and visitors.
- Ensure parking areas are well surveilled ,safe, convenient, and adequately lit.
- Parking adjacent to or between dwellings should be overlooked from routinely inhabited ground-floor rooms, such as kitchens or living rooms.
- Avoid tandem parking arrangements.
- Where parking spaces for different plots are directly adjacent, consider widening the spaces or providing separation to improve accessibility and reduce potential conflicts between users.

My advice also is to engage with the Council Highways team as early as possible so that any proposed parking restrictions can be completed and made enforceable.

During the development process, I strongly recommend implementing a CCTV system or other monitoring solutions from the outset of the planning stage. Additionally, deploying security personnel on-site—particularly during nighttime hours—can help prevent crimes such as theft of materials and equipment.

Please ensure that the security system complies with British Standard BS 62676 and follows the management and operational code of practice BS 7958 or an equivalent standard.

The following document has been developed by Secure by Design; it provides valuable information about crime prevention for new builds. Please see the following link.

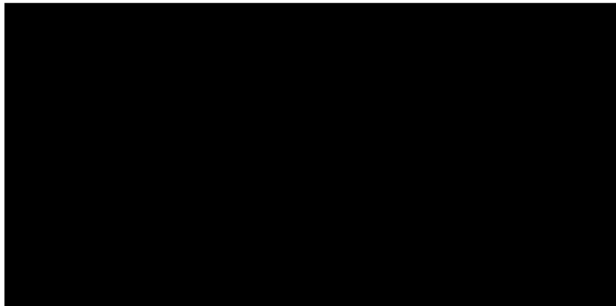
[sbd residential guide 2025 250312.pdf](#).

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

Yours sincerely



Leicestershire
Police
Protecting our communities



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.