



Date: 13/08/26

Contact Megan Wood - Designing Out Crime Officer

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Dear Emma Baumber

Application Ref – 26/00675/OUT

Site – Land South Of Bosworth Academy Leicester Lane Desford Leicestershire

Proposal – Outline planning application for residential development of approximately 550 dwellings, including provision of a primary healthcare facility and district centre [E Use Class]; sports facilities; public open space; access from Peckleton Lane and Leicester Lane with a connecting road; sustainable drainage; and associated infrastructure. All matters reserved except for access.

Thank you for consulting Leicestershire Police on the application referenced above. The overall crime rate for the for the immediate area surrounding the development is considered low compared to other areas around Leicestershire. That being said, crime has been reported locally including anti-social behaviour, criminal damage and vehicle crime. With new developments particularly one of this scale, crime risk increases, It is therefore imperative that Crime Prevention Through Environmental Design and crime prevention principles are considered at every stage of the development process.

I have now reviewed the available documents, whilst crime is not directly referenced I am in support of some of the proposals within the Design and Access Statement including;

“Secure perimeter blocks create outward-looking housing which face onto streets and spaces, ensuring active and safe frontages.”

“Streets and open spaces will be overlooked by active frontages to ensure natural surveillance”

“The existing Public Rights of Way crossing the Site will be upgraded to safe, all-weather routes with natural surveillance.”

As this I an outline application with limited detail provided on layout, access, landscaping and building design, it is not currently possible to make a full assessment of potential crime related issues. However, I would like to offer the following general recommendations, some of which have already been considered.



1. Layout and Movement

- Movement routes should be clearly defined and benefit from natural surveillance through active frontages.
- Avoid creating unobserved or ambiguous spaces that may encourage crime or anti-social behaviour.
- The development should follow the perimeter block principle, with buildings facing outward onto streets and surrounding spaces.
- Rear gardens should be positioned back-to-back to restrict access via public footpaths. Footpaths and cycleways should not run behind the rear boundaries of dwellings.

2. Access and Permeability

- Permeability should be a balance between accessibility and security. Excessive permeability can create opportunities for crime such as escape routes. To mitigate risks associated with permeability it is important for designers to consider making footpaths as straight as possible, well lit, devoid of potential hiding places, overlooked and well maintained to support natural surveillance.

3. Lighting and surveillance

- Lighting should be evenly distributed to avoid dark or unlit areas, promoting visibility and supporting natural surveillance, particularly in parking areas, communal spaces and pedestrian routes.

4. Parks and open spaces

- Parks, play areas, watercourses and other public spaces should be easily observed from nearby dwellings and streets. Gathering spaces should be far enough from adjoining properties to avoid noise nuisance. Public spaces should be fronted by dwellings and not backed onto by private rear boundaries or gardens.

5. Parking

- Parking should be within curtilage or to the front of properties to allow for surveillance.
- Rear parking areas should be avoided.

6. Boundaries and Landscaping

- Public and private spaces should be clearly distinguishable to establish ownership and responsibility. Ambiguity in ownership can reduce accountability and increase the risk of crime and anti-social behaviour.



- Boundary treatments should clearly define the transition between private, semi-private, communal and public spaces.
- Side and rear boundaries should be secured with full height perimeter fencing or walls.
- Rear access alleyways should be avoided where possible. If there is no alternative, they should be gated and flush with the front of the building line, lockable with a key operated mortice lock operable from both sides.

7. Security

- Doors should meet PAS24:2022 standards. Unfortunately, lock snapping remains a national issue as a means of gaining entry to commit burglary. Doors fitted with cylinder locks should conform to TS007 3 star, STS 217, or Sold Secure Diamond Standards, offering enhanced resistance to this type of attack.
- Properties designed to include patio doors should be installed with laminated glass as these are often targeted as a means to gain entry to properties and
- It is also important that each dwelling is provided with secure lockable storage, such as a shed, for bicycles. As recommended by Secure by Design, sheds should be fitted with a 'Sold Secure silver standard padlock or equivalent, along with a hasp and staple that is coach bolted through the shed structure. Alternatively, if the shed door is at least 44mm thick, it can be secured using a mortice deadlock or mortice sash lock certified to BS 3621:2007.

Construction Phase Security

Should planning permission be granted, appropriate security measures should be implemented prior to the commencement of construction works to prevent theft, vandalism and unauthorised access to the site.

Construction sites are often targeted for the theft of valuable items such as heat pumps, tools, plant machinery, fuel and building materials, particularly where security arrangements are inadequate. It is therefore important that security is considered throughout the construction phase to reduce opportunities for crime and minimise potential delays and financial losses.

Measures should include robust perimeter security, controlled access arrangements, appropriate lighting, CCTV where necessary, secure storage facilities, and regular site inspections.

At this stage, there are no specific objections, I would however ask the applicant to provide detailed information of how the development will be designed to prevent crime. I encourage the



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designers to consider these recommendations carefully in order to create safe, and resilient communities now and future years to come.

The following documents have been developed by Secure by Design, the police crime prevention initiative. They provide valuable information about crime prevention for new builds, both residential and commercial. Please see the following links.

[sbd_residential_guide_2025_250312.pdf](#).

[COMMERCIAL DESIGN GUIDE MARCH 2026.pdf](#)

[Secured by Design - Interactive Design Guide](#)

I have no further comments to make at this time, should you require any further

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 Police do not assume any legal responsibility for the advice given