



Date: 16/06/2025

Contact Megan Wood - Designing Out Crime Officer

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Mobile No: 07970241354

Dear Alex Jelley,

**Application Ref – 24/00914/OUT**

**Site** - Burroughs Road Recreation Ground Burroughs Road Ratby Leicester Leicestershire.

**Proposal** – Outline planning application (with all matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) and provision of 1FE primary school (Use Class F1) and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway.

Thank you for giving Leicestershire Police Designing Out Crime Officers the opportunity to review the planning application for the proposed development. Based on current crime statistics, Ratby experiences approximately 30 reported incidents each month, with a significant proportion involving criminal damage, arson, burglary, and anti-social behaviour.

There are quite a few cases of criminal damage and arson happening in Martinshaw Woods which are both close to the proposed development. The woods have an ongoing issue with individuals setting fires. For reference, please see the following link: [Unfortunately this is Martinshaw... - Market Bosworth Police | Facebook](#).

Given the potential for easier access to Pear Tree Woods and Wirley Bones Wood from the new development, I'm concerned that this could lead to an increase in this type of crime.

That said, after reviewing the Design and Access Statement, I noted several proposed features that should help deter crime and anti-social behaviour. For example, page 52 highlights:

*"Well defined streets & spaces. The indicative street arrangement includes feature spaces and street trees. There would be a clear definition of the private and public realm, and properties would be orientated to overlook public spaces."*

This is a positive design element, as it creates defensible space for residents, making them feel more confident in challenging unacceptable behaviour. The orientation of homes to overlook public areas also provides strong natural surveillance, which can be an effective deterrent to criminal activity.

Additionally, page 44 makes direct reference to Designing Out Crime, stating:



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*"To ensure that plots and buildings are safe and secure, with opportunities for crime designed out at the outset through the layout and through the design of new homes."*

I will await more detailed drawings, including housing elevations, to assess whether these principles are likely to be successfully implemented.

In the meantime if the applicant can be notified of the Secured by Design (SBD) official police security initiatives, Information about crime prevention and the initiatives, for new builds, commercial builds and schools can be found on the following links

[sbd\\_residential\\_guide\\_2025\\_250312.pdf](#). [NON RESIDENTIAL GUIDE 2025 3425.pdf](#)  
[New Schools 2014.pdf](#).

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Wood'.

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.*