



Date: 07/01/2026

Contact Megan Wood - Designing Out Crime Officer

Email: DOCO@leics.police.uk

Mobile No: 07970241354

Dear Laura Ashton

Application Ref – 25/01192/FUL

Site – E M E B Sports And Social Club Nutts Lane Hinckley Leicestershire LE10 ONT

Proposal – Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.

Thank you for consulting Leicestershire Police on the application referenced above.

The crime rate in the area surrounding the proposed development is considered to be moderate. There have been several recent burglaries affecting nearby commercial premises in close proximity to the proposal site. It is therefore essential that appropriate crime prevention and security measures are carefully considered and implemented at all stages of the development.

After reviewing the available documents, Leicestershire Police has no objections to the application. However, I have the following observations:

CCTV

The Design and Access Statement states that a CCTV Security System will be incorporated. This should be in accordance with BS EN 62676-4:2015 or equivalent and designed in coordination with the lighting system. It should:

- Be monitored 24/7.
- Cover entrances, exits, bin stores, cycle shelters and allow for vehicle and facial recognition.
- Be regularly maintained and cleaned.
- Store footage for a minimum of 31 days.

Car Parking

During peak hours, the car park is positioned to allow for natural surveillance from the occupied reception and office areas. However, due to unrestricted access outside of these hours, there is concern that the car park could be used as a place to congregate and loiter. Consideration should therefore be given to restricting vehicle access during periods when the building is unoccupied, for example through the installation of bollards or barriers.



Perimeter Security

I support the proposal that the rear service yards will be secured using 2.4m palisade fencing. This prevents climbing and or penetration into restricted parts of the site thus deterring criminal behaviour. Regular maintenance checks should be carried out to ensure none of the fencing has been damaged. Any reported damage should be repaired promptly.

I would like to highlight that the Trespa fencing, as indicated by key 11 on the site plan and shown in the image below, may reduce surveillance into and out of this area and is generally less resilient to attack. Consideration should be given to securing this section of the perimeter with an alternate form of security fencing, such as welded mesh. This would enhance the security without giving a fortress like appearance. Alternatively, the proposed CCTV should be designed to ensure that this area is monitored.



Access control

All entrances including pedestrian gates should be limited and controlled, with secure access systems for staff. Visitor access should be monitored and managed via facial verification capability prior to access being permitted into buildings.

Linking to this, internal doors to private areas should be access controlled to prevent unauthorised movement within the building.

Windows and Doorsets

Entrance and exit doors installed on the development should be certificated to one of the following standards:

- PAS 24 • STS 201 • STS 202 BR2 • LPS 1175 SR2

Across the development all installed windows that are either ground floor or easily accessible are certificated to one of the following relevant security standards:

- PAS 24 • STS 202 • STS 204 • LPS 1175 Additional security may be gained by installing roller shutter or internal grilles certificated to STS 202 or LPS 1175.



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I have no further comments to make at this time, should you require any further information. Please do not hesitate to contact me.

The following document has been developed by Secure by Design; it provides valuable information about crime prevention for commercial builds. I would appreciate it if the applicant could be made aware.

[NON RESIDENTIAL GUIDE 2025 3425.pdf](#)

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 Police do not assume any legal responsibility for the advice given