Leicestershire Police
Protecting our communities

[redacted]

Dear Ashleigh Gade

Application Ref – 26/00962/REM

Site – Land North East Of Triumph Motorcycles Ltd Normandy Way Hinckley Leicestershire

Proposal – Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 15/00188/OUT for the erection of 228 dwellings (Phase 5 and 6)

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

The overall crime rate in the surrounding area is relatively low compared with other parts of Hinckley. However, incidents continue to be reported, with anti-social behaviour and vehicle crime amongst the most common. It is therefore important that the development incorporates designing out crime principles to minimise opportunities for crime and ASB and help prevent these issues from becoming established within the development.

I have reviewed the available documents and make the following observations and recommendations.

Layout

I support the majority of the layout being in back to back formation, as this helps prevent easy access to the rear of properties

Gates

Whilst I support the additional gates restricting access to shared rear walkways, some are positioned towards the rear of the properties, creating an enclosed and poorly overlooked space between dwellings, as seen at plots 732–737 below.



These void areas between properties provide the opportunity for criminals to easily access rear gardens without the risk of being seen. I recommend the gate is repositioned to the front of dwellings and secured using a mortice lock capable of being locked with a key from both sides.

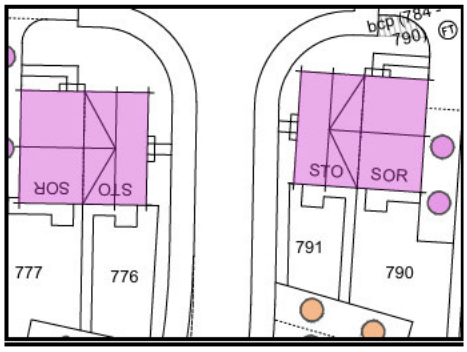
Parking

Parking is located to the front and side of dwellings, in positions that benefit from natural surveillance from surrounding properties. This is a positive feature and will help reduce the risk of vehicle crime.

Perimeter Security

I Support the use of high spec fence being used against plots where rear perimeter fencing adjoins public space. This could be further enhanced with prickly hedging to reduce the risk of persons scaling the fence and accessing rear properties that are not enclosed by other boundaries.

Some front gardens lack clear boundaries between public and private space, such as the plots shown on the image below. Low railings, walls or hedges under 1m would provide defensible space while maintaining natural surveillance.



Doors

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 TS 007-1:2024 + A1:2026 3 star, STS 217, or Sold Secure Diamond Standards, offering enhanced resistance to this type of attack.

Majority of the properties as indicated on the elevations have been designed to include patio doors, these are often targeted as a means to gain entry to properties and should be installed with laminated glass.

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Refuse and Cycle Storage

The plans do not indicate whether refuse storage has been provided to the rear of each property. Appropriate storage should be included to discourage bins from being left at the front of dwellings, where they could be used as climbing aids to gain access to rear gardens and improve street scenes.

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.

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

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 to make at this time, should you require any further information. Please do not hesitate to contact me.

[redacted]

[redacted] 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