Leicestershire Police
Protecting our communities

[redacted]

Dear Joe Fleetwood

Application Ref – 26/00965/HYB

Site – Land North Of Wood Lane Higham On The Hill Leicestershire

Proposal – Hybrid planning application comprising: (i) full planning permission for 130 dwellings, including demolition of existing buildings, access, drainage, utilities/services, landscaping, play areas and biodiversity enhancements; and (ii) outline planning permission (with all matters reserved) for a community facility comprising uses within Class E (Commercial, business and service), including E(b), E(d), E(e), E(f), E(g)(i); Class F1 (Learning and non-residential institutions), including F1(d), F1(e), F1(f), and/or Class F2 (Local Community) F2(b)

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

The area of Higham on the Hill currently experiences relatively low levels of crime compared with other areas across Leicestershire and Rutland. However, incidents do still occur, with some of the most prevalent including anti-social behaviour, theft and criminal damage. New developments can introduce additional opportunities for crime if security is not considered from the outset. It is therefore important that designing out crime principles are incorporated throughout the planning and development process.

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

Layout

Majority of the plots are positioned in back to back formation which is a positive feature and protects vulnerable rear boundaries from being easily accessed.

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.

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.

The Parking plan indicates that several properties have adjacent parking facilities. I recommend ensuring that each plot is allocated ample space to improve accessibility and reduce potential conflict between users.

Boundary Treatments

I support the proposed hedging along footpaths where they adjoin dwellings and rear garden boundaries, as shown on the Landscape Masterplan. This provides an additional layer of defensible space and helps reinforce the distinction between public and private areas.

The Plans does not specify how the passages leading to the rear gardens will be secured. I strongly recommend installing a gate at the front of each dwelling, fitted with a mortice lock that can be locked with a key from both sides.

Suds

I have some safety concerns regarding the proximity of the proposed wetland area to nearby dwellings and the LAP play area. Whilst I appreciate that the wetland will not permanently hold water, during periods of rainfall when water collects within the feature, unrestricted access could present a potential hazard, particularly to young children and other vulnerable users. I would therefore recommend that appropriate measures are incorporated into the design to discourage direct access to deeper areas of the wetland, without compromising its intended drainage, ecological or landscape function.



Management and maintenance

I support the maintenance and management plan, If high standards were to decline in an area, there is a risk that issues such as crime and anti-social behaviour could increase due to the perception of neglect and reduced care in an area.

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.

Community Centre

Given that the community centre is currently at outline stage with limited design detail, a full crime prevention assessment cannot yet be undertaken. However, I would recommend that the following general principles are considered as the design progresses:

- **Natural surveillance:** Position entrances, windows and active rooms to overlook car parks and external spaces. Avoid recessed doorways, blind corners and concealed areas.
- **Access control:** Provide a clearly identifiable main public areas and staff only areas.
- **Doors and windows:** Use robust, security rated doors, windows, locks and glazing appropriate to the level of risk.
- **CCTV:** Design CCTV coverage to include entrances/exits, reception areas, car parks, cycle parking and other vulnerable locations, while avoiding unnecessary intrusion into neighbouring properties.
- **Lighting:** Provide good quality, uniform external lighting to entrances, footpaths and parking areas. Avoid dark pockets and excessive glare.
- **Reception:** Position reception so staff have good visibility of the main entrance and visitors entering the building. Consider controlled access beyond reception where appropriate.
- **Landscaping:** Keep planting away from entrances and windows and maintain clear sightlines. As a general CPTED principle, lower planting and appropriately lifted tree canopies can help maintain surveillance.
- **Boundary treatment:** Boundaries should clearly define the site without unnecessarily reducing natural surveillance.
- **Car and cycle parking:** Locate parking where it benefits from natural surveillance. Cycle parking should be secure, well lit and positioned close to the building rather than in an isolated location.

- **Bin and service areas:** Locate refuse store ,away from easily accessible elevations and ensure these areas cannot provide climbing aids onto roofs.
- **Internal security:** Consider zoning so individual halls, meeting rooms or community facilities can operate independently without providing unrestricted access to the remainder of the building.
- **Alarm/security systems:** Incorporate an appropriate intruder alarm to BS EN 50131, access control and security strategy from the outset rather than retrofitting measures later.

At this stage, there are no specific objections. 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.



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