



Date: 26/05/26

Contact Megan Wood - Designing Out Crime Officer

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Dear Sullivan Archer

Application Ref – 26/00257/OUT

Site – Land South Of Cunnery Close Barlestone Leicestershire

Proposal – Outline planning application for the erection of up to 158 dwellings (all matters reserved access)

Thank you for consulting Leicestershire Police regarding the application referenced above. The overall crime rate in the area is low; however, incidents of vehicle crime, anti-social behaviour and burglary are reported in the vicinity of the proposed development.

To ensure the creation of a safe and secure development, with minimal opportunities for crime, it is essential that the principles of Designing Out Crime and Crime Prevention Through Environmental Design (CPTED) are incorporated into the design plans from the earliest stages.

There are several sections of the Design and Access Statement (DAS) that propose positive features in line with Designing Out Crime principles, all of which I fully support. These include:

- The location of the LEAP and LAP, which are centrally positioned, easily accessible, and overlooked by surrounding properties to maximise natural surveillance.
- Consideration of vehicle parking arrangements that allow for effective surveillance, including the use of private garages.
- A clear distinction between private and public spaces.
- Ensuring buildings are secured with appropriate security features.
- Plans for ongoing management and maintenance of the area.

Given the measures proposed, I would encourage the applicant to apply for a Secured by Design (SBD) Award. This comes at no cost to the developer and demonstrates that the development has been designed to a high standard of safety, quality, and security for future residents. The application can be submitted via the following link:

[Welcome Page](#)



This requirement could also be considered as a planning condition to ensure that the proposed measures are fully implemented.

With this in mind, I have the following general recommendations to make, 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.
- 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.
- 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 objections, I have no further comments to make at this time, however should you require any additional information, please do not hesitate to contact me.



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Police
Protecting our communities

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