



Date: 08/09/2025

Contact Megan Wood - Designing Out Crime Officer

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Dear Sullevan Archer

Application Ref – 25/00813/FUL

Site – Land Adjacent To 6 Meadow Lane Stanton Under Bardon Coalville, Leicestershire

Proposal – Erection of 27 dwellings with associated access, parking, landscaping and drainage.

Thank you for giving Leicestershire Police Designing out Crime Officers the opportunity to review the planning application for the above mentioned development.

The crime data for the area immediately surrounding the proposed site indicates a medium risk, with an average of 104 reported incidents per 1000 residents over the past 12 months. A variety of offences have been recorded, with vehicle crime being one of the most prevalent. As with all new developments, the potential for crime can increase, making it essential that crime prevention and designing out crime principles are embedded throughout every stage of the development process.

Upon reviewing the submitted documents, including the Design and Access Statement (DAS) I note that Section 6.12-6.13 of the DAS references the inclusion of:

"Secure cycle storage, located within garages or sheds."

This is a positive design feature that will help reduce the risk of cycle theft, which remains a national concern.

Another commendable aspect is outlined in section 6.23, where it is stated that affordable homes will be delivered using a tenure blind approach. This is best practice that supports the creation of inclusive and cohesive communities.

However, I would like to raise a few considerations.

The enclosures plan indicates several proposed 1.8m brick walls. Where these are positioned adjacent to open spaces, they may inadvertently facilitate anti-social behaviour, such as graffiti or ball games. I recommend incorporating buffer planting such as dense foliage or defensive shrubs to act as a natural deterrent.



I also recommend that all external pass 24 doors be fitted with Cylinder locks that meet TS007 3-star, STS 217, or Sold Secure Diamond standards. These provide enhanced resistance to forced entry and are aligned with best practice in residential security.

It is encouraging to see that Secured by Design (SBD) guidance has been referenced within the DAS supported by the proposed layout plans. I would appreciate it if the applicant could be made aware of the SBD initiative. Successful developments that meet SBD requirements can be awarded SBD accreditation, demonstrating that crime prevention has been proactively considered and resulting in a safer environment for current and future residents.

Further Information about the initiative can be found on the following link,
[sbd_residential_guide_2025_250312.pdf](#).

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

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 Constabulary do not assume any legal responsibility for the advice given.