



9/06/2026

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Designing Out Crime Officer
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Dear Joe Fleetwood,

Application Ref – 26/00319/OUT

Site – Land Adjacent Colwyn Main Street Botcheston Leicestershire

Proposal – Outline planning application for 26 new dwellings with all matters reserved

Thank you for providing Leicestershire Police Designing Out Crime Officers with the opportunity to review the documents for the development referenced above. Following our assessment of the submitted materials, Leicestershire Police raises no objections to the application. However, I would like to offer the following observations:

As a former local officer for Botcheston for a number of years, I have developed a strong understanding of the village, as well as its close-knit and supportive community. Botcheston is a pleasant and quiet village that attracts regular visitors from surrounding areas due to its attractive walking routes and nearby parkland.

The overall level of crime is low; however, the primary concerns relate to rural crime, anti-social behaviour, and vehicle crime.

To maintain Botcheston's high standards and preserve its safe and welcoming environment, it is essential that robust security and safety measures are incorporated into any new development. The following recommendations should therefore be carefully considered:

Housing Layout and Design

- Affordable and shared ownership housing should be **evenly distributed across the development**, rather than concentrated in one location.
- All properties should be designed to be **tenure-blind**, ensuring no visual distinction between housing types.

Alleyways and Access Control

- Properties that include **alleyways or shared access paths** should have **secure gates installed** to prevent the creation of hidden or vulnerable areas.

- Void spaces between properties can create opportunities for offenders to access rear gardens unseen.
- Where such access routes are unavoidable:
 - Gates should be installed at the front of dwellings.
 - Gates should be fitted with **mortice locks compliant with British Standard BS 3621 (or equivalent)**.
 - Locks must be operable with a key from both sides.

Intruder Alarm Systems

- Due to the identified crime risks, all properties should be fitted with **wired intruder alarm systems** in compliance with **BS EN 50131 (or equivalent standards)**.
- Alarm systems should be **installed and fully operational before heating systems are fitted**, ensuring protection of unoccupied properties during construction and early occupancy phases.

Lighting

- Install **dusk-to-dawn lighting** at all external door entrances.
- Provide additional lighting for:
 - Rear gardens
 - Alleyways
- Lighting should ensure **continuous illumination of access routes and escape paths**, improving natural surveillance and increasing residents' sense of safety.

Footpaths and Public Realm Design

- Any proposed footpaths within the development should:
 - Be **direct routes**
 - Have a **minimum width of 2.0 metres**
 - Be **well overlooked by surrounding properties**
 - Avoid recesses and hidden areas
 - Maintain **clear sightlines of at least 2.4 metres at bends**
- Footpaths **must not run to the rear of properties** or provide access to rear gardens, as this can increase opportunities for crime.
- To support accessibility and reduce risks linked to **Violence Against Women and Girls (VAWG)**:
 - Routes should be as **straight as possible**
 - Free from hiding places
 - Overlooked by active frontages
- Landscaping should be carefully designed and maintained to ensure **ongoing natural surveillance**.

Parking and Highways

- Early engagement with the **Council Highways Team** is strongly recommended to:
 - Plan appropriate parking arrangements
 - Ensure any restrictions are **implemented and enforceable**

Construction Phase Security

- During development, a **CCTV system or similar monitoring solution** should be implemented from the earliest stages.
- Consider the deployment of **on-site security personnel**, particularly during nighttime, to prevent:
 - Theft of materials



- Equipment vandalism
- Any CCTV system must comply with:
 - BS 62676 (CCTV standards)
 - BS 7958 (management and operational code of practice) or equivalent

Additional Guidance

- Developers are encouraged to follow **Secure by Design (SBD)** principles, which provide comprehensive guidance on crime prevention in new developments.
- Please refer to the relevant Secure by Design documentation for further detail.

[sbd_residential_guide_2025_250312.pdf](#).

Please also consider applying for a **Secured by Design Award**, which can be achieved through an officially recognised certification. This would demonstrate that appropriate security standards have been incorporated into the development to help prevent crime and anti-social behaviour.

[Secured by Design - SBD National Building Approval \(NBA\)](#)

I have no further comments at this stage. I encourage the designers to give careful consideration to these recommendations to support the development of safe and resilient communities, both now and in the future. Should you require any additional information, please feel free to contact me

Yours sincerely,

Mr. N.Sidiropoulos
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.