



Date: 19/06/2025

Contact Megan Wood - Designing Out Crime Officer

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Dear Emma Baumber

**Application Ref – 25/00543/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 (ref: 15/00188/OUT) for the residential development of 127 dwellings (Phase 7)

Thank you for giving Leicestershire Police Designing out Crime Officers the opportunity to review the planning application for the development detailed above. Hinckley has a relatively high crime rate with between 250 to 300 incidents being reported each month. With further developments, there is a high possibility crime rates will increase, putting further pressure on the police force, it is therefore crucial, that designing out crime is taken into consideration.

From reviewing the Design and Access Statement associated with planning reference 15/00188/OUT (page 41, section 6.2), it is noted that the development references 'Safer Places: The Planning System and Crime Prevention (2004)' and confirms that crime prevention principles have been considered in the design. Supporting documents, including layout drawings and house type plans, indicate that these principles have been effectively incorporated. Positive design features include parking to the front of or curtilage to dwellings, the placement of gable end windows where appropriate, and the orientation of dwellings to provide natural surveillance over open spaces.

I would like to raise a concern regarding the communal pathways leading to the rear gardens of certain plots, such as plots 333 and 281–283. Based on experience, these paths can create secluded areas that allow individuals to access the rear of properties without being easily seen. To mitigate this risk, I recommend installing an additional communal gate at the front of the properties where the path begins. This would serve as a deterrent and enhance overall security.

I also recommend that all external PAS 24 doors be fitted with cylinder locks that meet TS007 3-star, STS 217, or Sold Secure Diamond standards. Unfortunately, burglary remains a widespread issue across the country, with lock snapping being a common method of entry. Installing doors with these high-security locks provides enhanced resistance to forced entry and significantly improves overall property security.



Lastly, hedges planted to the front of properties indicated on the street scenes, should have a mature growth height of 1m to prevent obstructing natural surveillance.

I would appreciate it if the applicant can be notified of the Secured by Design (SBD) official police security initiative, Information about crime prevention for new builds and 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.*