



16/09/2026

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Christopher Brown,

Application Ref – 26/00733/FUL

Site – 2 Lancaster Road Hinckley Leicestershire LE10 0AW

Proposal – Demolition of existing vehicle store and construction of new 3 storey, 20 bed, residential block (HMO)

Thank you for providing Leicestershire Police Designing Out Crime Officers with the opportunity to review the documents for the above development.

Following assessment of the submitted information, Leicestershire Police raise no objection to the proposal.

The development site is situated within the centre of Hinckley, in close proximity to the town centre shopping area, local market and other commercial premises. The area benefits from high levels of pedestrian activity throughout the day and evening due to the wide range of retail, leisure and service facilities located nearby.

Analysis of local crime data indicates that the surrounding area experiences moderate to high levels of crime when compared with other parts of the district. The most frequently recorded offences include shoplifting, theft, anti-social behaviour and public order incidents, which are characteristic of busy town centre environments.

Police patrols are regularly undertaken within the area, and the location forms part of Hinckley's wider night-time economy, with policing operations frequently taking place during evenings and weekends. Given the nature of the surrounding environment, the volume of pedestrian movement and the level of criminality experienced within the locality, it is important that the proposed development incorporates appropriate crime prevention measures from the outset.

The development should therefore be designed in accordance with Secured by Design principles, Crime Prevention Through Environmental Design (CPTED) principles and relevant British Standards. Particular consideration should be given to physical security, natural surveillance, access control, lighting, management and

maintenance. The implementation of these measures will assist in reducing opportunities for crime and anti-social behaviour whilst providing a safe, secure and sustainable environment for future residents and visitors.

It is important that all easily accessible external windows, particularly those located at ground-floor and basement levels, achieve the requirements of PAS 24:2022 and are installed in accordance with BS 6375. Consideration should be given to the use of laminated glazing to BS EN 356 where there is an increased risk of attack. This will provide enhanced resistance against forced entry and improve the overall security of the building.

All external doors should achieve PAS 24:2022 certification and be installed in accordance with the manufacturer's specifications. Any communal entrance doors should be robustly constructed, fitted with self-closing devices and integrated with the proposed access control system.

The communal entrance should incorporate an audio and visual access control system, enabling occupants to identify callers prior to granting access. Access control systems should be designed and installed in accordance with BS EN 60839-11-1.

Consideration should also be given to the security of any letterboxes provided within the development. Letterboxes should be designed and located to reduce the risk of mail theft, identity fraud, fishing attacks and unauthorised access to keys or other items left within the property. Where letter plates are incorporated into entrance doors, they should be positioned and specified so that occupants are unable to reach locking mechanisms, thumb-turn cylinders or keys through the letterbox aperture. Consideration should be given to the installation of internal letterbox guards or cages where appropriate. Communal post boxes should be robust, securely fixed and designed in accordance with Secured by Design guidance.

With regard to the proposed external vegetation on the walls, I have concerns that this may create potential areas of concealment and void spaces that are not readily visible from surrounding properties or communal areas. Such locations may reduce natural surveillance and facilitate opportunities for anti-social behaviour, including the concealment of stolen property, litter and other unwanted items. Furthermore, robust planting structures, raised planters or associated landscaping features may be used as informal seating areas or gathering points, potentially encouraging loitering and nuisance behaviour.

The design should seek to maximise natural surveillance and minimise opportunities for concealment. Based on previous experience at similar developments within the local area, comparable spaces have attracted anti-social behaviour and have been used for the storage of stolen property, drug-related paraphernalia and refuse.

I recommend that a lighting assessment be undertaken to ensure that appropriate levels of illumination are provided throughout the development. Particular attention should be given to entrances, access routes, cycle stores, refuse storage areas and other vulnerable locations. External lighting should comply with BS 5489-1:2020 and be designed to support natural surveillance whilst minimising glare and light pollution.

Consideration should be given to the installation of CCTV covering principal entrances, exits and vulnerable communal areas. Any CCTV system should be designed, installed and operated in accordance with BS EN 62676 and all relevant data protection legislation. Consideration should also be given to the retention period, management arrangements and monitoring responsibilities associated with the system. It is recommended that any CCTV installer is accredited by either the

National Security Inspectorate (NSI) or the Security Systems and Alarms Inspection Board (SSAIB).

I would also recommend that all bedroom entrance doors are fitted with a door viewer and an appropriate locking system that permits emergency egress from the inside without the use of a key whilst preventing unauthorised access from outside. Such doors should also satisfy all relevant fire safety requirements.

I welcome the inclusion of the internal cycle storage facility within the development. The cycle store should be secure, well-lit and benefit from natural surveillance. It should be designed in accordance with current Secured by Design guidance and relevant British Standards, enabling cycles to be secured by both the frame and wheel to an immovable anchoring point.

Consideration should also be given to the use of defensible space principles around building entrances and communal areas to clearly distinguish public and private space, promote resident ownership and discourage unauthorised access and loitering.

Ongoing management and maintenance arrangements should be implemented to ensure that all security-related features remain effective throughout the lifetime of the development. This should include the regular maintenance of lighting, CCTV, access control systems, doors, windows, boundary treatments, cycle storage facilities and landscaped areas. Particular attention should be given to ensuring that vegetation does not obstruct natural surveillance, lighting or access routes. A clear management strategy should be established for the ongoing inspection, repair and replacement of security measures where necessary. Failure to adequately maintain these features can undermine the effectiveness of the development's security measures, reduce natural surveillance and increase opportunities for crime and anti-social behaviour. Overall, the development should be designed in accordance with Secured by Design principles, Crime Prevention Through Environmental Design (CPTED) principles and relevant British Standards in order to reduce opportunities for crime and anti-social behaviour and provide a safe, secure and sustainable environment for future residents and visitors.

[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





Leicestershire
Police
Protecting our communities

[REDACTED]
[REDACTED]
[REDACTED]

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.