



Date: 21/05/2026

Contact Megan Wood - Designing Out Crime Officer

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Dear Sullivan Archer

Application Ref – 26/00428/FUL

Site – Land off Charity Close, Desford, Leicestershire

Proposal – Full application for residential development of 83 dwellings with associated vehicular access, footpaths, public open space, landscaping and drainage infrastructure including pumpstation.

Thank you for consulting Leicestershire Police on the application referenced above.

The average crime rate in Desford is generally lower than in other areas of Leicestershire. However, incidents do occur, including vehicle crime and anti-social behaviour, such as neighbour disputes. It is therefore important to ensure that Designing Out Crime principles and wider crime prevention measures are considered and embedded throughout all stages of the development.

Having reviewed the available documentation, I have the following observations and recommendations to make.

Layout

I support the majority of the layout being in back to back formation with active frontages. This helps prevent easy access to the rear of properties whilst provided surveillance to the front. However, there are some plots where the rear boundaries are exposed, please see image below for reference. The planted area will make access more difficult, to enhance this, I recommend attaching lightweight trellis to the tops of these exposed fences. This would make them more difficult to climb over and increase the likelihood of noise being generated, which could alert members of the public should someone try to scale the fence.





Access and Permeability

It is noted on the plans and within the DAS that there are proposed footpaths along the outskirts of the development. To mitigate risks associated with permeability and safety 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.

Boundaries

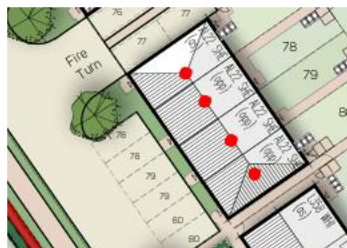
I am in full support of the proposed boundary treatments as detailed on page 47 of the DAS “A diverse range of boundary treatments including hedgerows and estate railings denote the boundaries and add variety” This is a positive design feature as establishes ownership and responsibility. Ambiguity in ownership can reduce accountability and increase the risk of crime and anti-social behaviour.

Gates as indicated on the Boundary Treatments Plan, should be fitted with a mortice lock capable of being locked with a key from both sides and positioned to the front of dwellings to avoid creating passages that could be exploited by criminals.

Parking

Parking is located to the front and side of dwellings, in positions that benefit from natural surveillance from surrounding properties. This is a positive feature and will help reduce the risk of vehicle crime.

The layout plan indicates that several properties have adjacent parking arrangements, such as those shown in the image below. It is recommended that each plot is provided with sufficient space to ensure ease of access and manoeuvrability, while also reducing the potential for conflict between users.





Doors

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.

Lighting

All street lighting for adopted highways and footpaths, private estate roads and unadopted roads must comply with BS 5489-1:2020. Lighting is required to illuminate all elevations containing a doorset, car parking and footpaths leading to the dwellings. Overall Lighting Uniformity (Uo) levels should be no lower than 0.25. External public lighting should be mast mounted white lighting with dusk till dawn sensors.

At this stage, there are no specific objections, I encourage the designers to consider these recommendations carefully in order to create safe, and resilient communities now and future years to come.

The following document has been developed by Secure by Design; it provides valuable information about crime prevention for new builds. Please see the following link.

[sbd_residential_guide_2025_250312.pdf](#).

I have no further comments to make at this time, should you require any further information. Please do not hesitate to contact me.

Yours sincerely



Miss M. Wood
Designing out crime Officer
Leicestershire Police



Leicestershire
Police
Protecting our communities

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