



Date: 11/11/2025

Contact Megan Wood - Designing Out Crime Officer

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Dear Alex Jelley

Application Ref – 25/00819/OUT

Site - Forest Hill Golf And Country Club Markfield Lane Botcheston Leicester Leicestershire

Proposal – Outline planning permission for the erection of a 49 bedroom hotel, new access, car parking and facilities. (All matters reserved except access, appearance, layout and scale)

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

As this is an outline application with limited detail provided on layout, access, landscaping and building design, it is not currently possible to make a full assessment of potential crime related issues. However, I would like to offer the following recommendations to ensure that Crime Prevention Through Environmental Design (CPTED) principles are appropriately considered as the design progresses.

Car Park: I have concerns over the proposed car park position, this is not overlooked and therefore susceptible to criminal activity. With no form of access control into the site, increases this risk. Car parks should be positioned in areas of high activity to increase natural surveillance. If the location cannot be improved, I would recommend the installation of CCTV to security stand BS 7958 or equivalent.

EV charging points in particular due to the current national threat of theft, should be located in busy well-lit areas of a site and preferably covered by CCTV.

Consideration should be given to the accessibility for disabled users due to the nature of the current terrain and the distance between the disabled parking and reception.

Access Control: Entrances should be limited and controlled, to reduce unauthorised access. Guest access should be monitored and managed via a staffed reception or an electronic entry system.

In addition, internal doors leading to private or restricted areas should be access controlled to prevent unauthorised movement within the building.

Reception should be positioned to monitor the main entrance and lobby effectively

Lighting and Surveillance: Lighting must comply with BS 5489-1:2020 or equivalent, ensuring even distribution across the site to avoid shadows and adequately illuminate high risk areas such as bicycle storage.



The layout should promote natural surveillance, with windows overlooking entrances, car parks and pedestrian routes.

CCTV can be installed as part of an overall security plan. This should be in accordance with BS EN 62676-4:2015 or equivalent and designed in coordination with the lighting system. It should:

- Cover entrances, exits, bin stores, cycle shelters and allow for vehicle and facial recognition.
- Be monitored.
- Be regularly maintained and cleaned.
- Store footage for a minimum of 31 days.

Clear signage should be positioned around the facility to warn CCTV is in use in line with GDPR legislation.

Landscaping: Foliage around the site should be well maintained. Tree crowns should extend no lower than two meters from the ground. Hedges and other vegetation should be kept to a maximum height of one meter. This will help maintain a clear one meter line of sight, supporting natural and informal surveillance whilst reducing opportunities for concealment.

Bin and Cycle Shelter: A lockable external bin and cycle store should be provided. Doorsets should be fitted with automatic closers to ensure they remain shut, preventing unauthorised access.

Bin and cycle stores should be located in occupied areas and overlooked to provide natural surveillance and deter criminal activity.

They should be placed away from the buildings to reduce opportunities for climbing.

Storage should meet a high security standard to ensure durability and optimal protection from theft and vandalism.

At this stage, there are no specific objections, I would however ask the applicant to provide detailed information of how the development will be designed to prevent crime. 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 documents have been developed by Secure by Design; they provide valuable information about crime prevention for new builds. Please see the following links.

[sbd_residential_guide_2025_250312.pdf](#).

[NON RESIDENTIAL GUIDE 2025 3425.pdf](#)

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



Leicestershire
Police
Protecting our communities

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.