



Date: 13/11/23

Your ref: 23/00948/FUL Our Ref: SD

Contact Mr Stephen Day-Designing out Crime Officer

Email: [REDACTED]

Mobile No: 07966 286073

Dear Christopher,

I am writing to you in my capacity as the Leicestershire Police Designing out Crime Officer (DOCO). Leicestershire Police have no formal objections in principle to the application however we would like to make the following observations.

In relation to the Development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, sub stations and associated residential block and lodges, new access from the south west entry point, with new car park, landscaping and other associated works (following the demolition of some existing buildings).

At Twycross Zoological Park, Burton Road, Norton Juxta Twycross, Atherstone, Leicestershire.

I have now visited, and have reviewed the proposed development. There are no new access points for vehicles entering the site. There is a change to the entry point at the south west corner. The gating will now be to 2.4m in appropriate security fencing with weld link recommended for this time. There will be an access barrier during daytime with monitored access by on site staff. At night the gating will be locked with access only available by arrangement with security staff.

The revised entry point will lead eastward allowing access to a car park with 32 spaces. Further internal roads lead to the new staff and educational facility in the east corner which is outside the existing perimeter fencing. There will be an internal gate opposite the car park centrally leading north via a gated security access which will be locked unless required.

Perimeter enclosure of the Zoo will be to 2.4m in an existing Weld link security fence. In respect to internal enclosure redevelopment of animal areas, secondary enclosure is planned to avoid escape is animals get out of primary enclosures.

Other security measures include on site security 24/7 and onsite and offsite monitoring of CCTV systems. On site accommodation is also provided for animal keepers to further support the safety and security of the site, animals and visitors.

Lighting throughout the site is recommended to be to BS5489 with special attention to vehicle and pedestrian entry points. Any other key areas are recommended for likewise coverage.



Permeability is not an issue in my opinion due to the staff traffic control when the site is open. Vehicles are directed to their appropriate parking area as well as guided out on departure. Emergency access is available via the same routes and guidance.

Vehicle parking areas are clearly marked and in established areas so I do not envisage crime issues during opening times.

Continued use of CCTV coverage is not recommended in this case due to the type of facility in existence and under construction in the new areas which are outside the main perimeter security fencing. Appropriate Data Compliant signage is required to advise the public of data control. Key areas of coverage recommended are the vehicle access points, pedestrian access points and walkways including around the site.

Lighting throughout the site including the key vehicle entry point and other key areas such as vehicle parking, walkways and open space as well as water attenuation should be to BS5489.

Wheelie bin storage and cycles should be stored in secure areas where possible to avoid the potential for criminal use, as a ladder, mode of removal or arson risk for bins or mode of escape in respect to cycles.

Foliage is recommended to be to a height of 1m and trees are recommended to be trimmed to have no foliage lower than 2m from the ground. This will provide a 1m clear field of vision. Perimeter enclosure is recommended to be to a height of 1.8m in a material in keeping with the development. Retention of existing hedgerows is recommended to deter unauthorised access.

General Recommendations

All door and window sets will be to PAS24 (2022) which is now included in building regulations. There are other considerations such as BS 6375 Security Locking and Fire Security and BS EN 50486 in relation to Audio and Video door entry systems. Consideration should be made to identify the most appropriate option for this site. Dwellings are recommended to have an Alarm System to BS7958, but there are other options on the Secured by Design portal which include BS6799 in relation to wire free alarm systems. Also BS EN 50131 and PD 6662 in relation to wired systems.

1. Street lighting columns to BS 5489 are recommended.
2. Appropriate fencing should be used to enclose the perimeter and is recommended to be 1.8m in height. This can be via planting or manufactured fencing.
3. Key access points leading into the development should be considered for CCTV coverage supported by lighting to allow identification during day and night. This would allow vehicle and facial recognition in key areas. Appropriate signage should be in place to be compliant with the Data Protection Act.
4. Natural surveillance should be possible via ground level foliage being trimmed to 1m high and trees to have no foliage lower than 2m from the ground to allow a clear field of vision.



5. Vehicular parking is recommended to be in curtilage as part of the dwellings where possible. Communal parking should be supported by natural observation, lighting and be set in clearly defined areas to deter unauthorised access.
6. Consideration of Secured by Design principles is recommended and information in respect to the different standards is available on request.
7. Opportunities to explore the potential for S106/CIL funding should be undertaken with relevant parties if appropriate.
8. Dwellings are recommended to have an Alarm System to BS7958 with coverage of garages included where applicable.
9. Commercial sites may benefit from smoke cloaking devices to deter access and reduce potential loss.
10. An electrical spur is recommended under a section 38 agreement at each vehicular entry point leading into the development.
11. Consideration of Park Mark accreditation should be considered in the event of appropriate communal parking within the application.
12. Consideration of Safe Routes through open space and walkways should account for the use of women and girls.

Should you require any further information please do not hesitate to contact myself and I will be happy to assist.

Kind regards



Mr Stephen Day,
Designing out Crime Officer &
Architectural Liaison Officer,
Leicestershire Police.