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**From:** CALDERHEAD Kris 55119 <Kris.CALDERHEAD@devonandcornwall.pnn.police.uk>  
**Sent:** 21 March 2022 14:13  
**To:** David Green  
**Cc:** Matthew Diamond  
**Subject:** FW: 22/0268/FUL - Land at Retreat Drive, Topsham  
**Attachments:** 22\_0268\_FUL Designing out Crime response.pdf

Hi Dave,

Please find attached my comments in relation to this planning application. If you have any queries, please don't hesitate to contact me.

Many thanks  
Kris

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**From:** Matthew Diamond  
**Sent:** 07 March 2022 10:29  
**To:** 'exeterfs@dsfire.gov.uk' ; 'Keith Lewis' ; 'Exeter Cycling Campaign' ; 'Yvonne.Pope@livingoptions.org' ; 'Mark.Andrews@devon.gov.uk' ; 'Hannah Elcocks' ; 'S106 (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)' ; CALDERHEAD Kris 55119 ; 'publichealth-mailbox@devon.gov.uk' ; 'Developer Services Planning' ; 'planningdevelopmentmanagement-mailbox@devon.gov.uk' ; Building Control Mailbox ; Alex Bulleid ; Owen Cambridge ; Gary Stenning ; Louise Harvey ; Cat Chambers ; 'Mike Westley' ; Joe Morshead ; Fiona Tame  
**Cc:** David Green  
**Subject:** 22/0268/FUL - Land at Retreat Drive, Topsham

Dear Sir/Madam,

Please find below details of an application recently received by Exeter City Council. The Council wishes to consult you on this proposal. If you have any comments, please send them to the Case Officer by the deadline date below.

**Deadline for Response: 3 April 2022**

### **Application Details**

**Site Address:** Land At Retreat Drive, Topsham, Exeter

**Proposal:** Build apartment block of 17 no. units, including gymnasium, car parking and cycle storage, communal space, vehicular access and all associated development.

**Application Reference:** 22/0268/FUL

**APPLICATION DOCUMENTS CAN BE FOUND AT:**

[Related Documents - Exeter City Council](#)

### **Contact Details**

**Planning Officer:** David Green

**Tel:** 01392 265117

Email: [David.Green@exeter.gov.uk](mailto:David.Green@exeter.gov.uk)

Yours faithfully

**Matthew Diamond**  
Principal Project Manager (Development)  
City Development  
Exeter City Council

01392 265214

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Case Officer: David Green  
Planning Department  
Exeter City Council

Kris Calderhead  
Designing Out Crime Officer  
Exeter Police Station  
Sidmouth Road  
Exeter EX2 7RY

21/03/22

Dear Mr Green,

**22/0268/FUL Build apartment block of 17 no. units, including gymnasium, car parking and cycle storage, communal space, vehicular access and all associated development. Land At Retreat Drive, Topsham, Exeter**

Thank you on behalf of Devon and Cornwall Police for the opportunity to comment on this application. I would like to make the following comments and recommendations for your consideration:

- If unauthorised access **to under-croft parking** areas is not prevented, it increases the potential for crime, anti-social behaviour and misuse (rough sleeping, drug use etc.) as surveillance opportunities within such spaces are hampered.

It is recommended that the following guidance relating to under-croft parking in a residential setting from Secured by Design is utilised:

- An access control system is applied to all vehicular and pedestrian entrances to prevent unauthorised access into the carpark.
  - Inward opening automatic gates, roller shutters or grilles should be located at the building line to avoid the creation of a recess. They must be capable of being operated remotely by the driver whilst sitting in the vehicle, the operation speed of the gates or shutters should be as quick as possible to avoid tailgating by other vehicles. Such products should be certificated to a minimum of LPS 1175: Issue 7, SR2, STS 202: Issue 3, BR2, Sold Secure Gold or PAS 68:2013.
  - Lighting must be at the levels recommended by BS 5489:2020.
  - Walls and ceilings must have light colour finishes to maximise the effectiveness of the lighting as this will reduce the luminaires required to achieve an acceptable light level. Reflective paint can reduce the number of luminaires needed to achieve the desired lighting level and reduce long term running costs.
  - Any door within the under-croft that provides access to the building must be of a security rated standard and have an access control system. If not, such open stairwells can easily attract crime and ASB.
- Please ensure that external communal doors to the apartments **do not include a trades button**. Trade buttons increase the potential for anti-social behaviour, casual intrusion and unlawful access.

From the plans, it appears an 'airlock' feature will be in place which is supported. This should be access controlled whereby access can be gained by a postal worker through the outer door only. If utility readings cannot be carried out remotely it would be preferable that they were located externally near the main entrance or in the 'airlock' space, thus again negating the need of a trades button.

- The security standard for communal doorsets must be robust and secure enough to withstand its use in such an environment and be fitted with appropriate **access**

**control and door entry systems.** Guidance can be sought in Secured by Design Homes 2019 found here: <https://www.securedbydesign.com/guidance/design-guides> or I am happy to provide further detail if needed.

- External site **lighting levels** are recommended to be as per BS 5489:2020. For crime prevention measures, lighting should be provided by on building solutions or preferably pole mounted luminaires, with good levels of uniformity. Bollard lighting should be used for demarcation of routes only or supplementary as part of a general design.

Most internal lighting should be operated by movement detection devices. This is an energy efficient method and will help identify the presence and progress of intruders when the building is closed. In key movement areas, such as corridors and staircases, the use of two stage lighting (a constant low-level lighting level supplemented by activity switched lighting mode) can be utilised. This will provide both safety and security.

- It is recommended that the doorsets to **communal bin and cycle store** is certificated to a nationally recognised security standard such as PAS24 for example. Such stores can be prone to theft, damage and suchlike if not adequately secured. They should have a locking system that is easily operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in and be lit at night using anti-vandal lights.

Yours sincerely,

Kris Calderhead  
Police Designing Out Crime Officer