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Case Officer: Goran Molin  
Planning Department  
Exeter City Council

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

23/12/24

Dear Mr Molin,

***24/1396/ECC Wonford Community And Learning Centre, Burnthouse Lane, Exeter, EX2 6NF. Refurbishment of the existing Wonford Sports Centre and Community and Learning Centre, including the demolition of the existing gym, Phoenix Centre and Outdoor changing rooms and construction of a new hub and FA changing facilities. The new Hub will accommodate a cafe area, changing facilities, studio and gym.***

Thank you on behalf of Devon and Cornwall Police for the opportunity to comment on this application.

The location has suffered from relatively high levels of crime and anti-social behaviour (ASB) over the last few years, it is therefore welcomed and appreciated that designing out crime principles have been considered in the design of the scheme.

The recommendations below reinforce such principles and should be implemented where possible, furthermore could the following condition be respectfully considered:

- **Condition: CCTV to be installed throughout the development covering areas discussed below.**  
**Reason: To aid in the prevention and detection of crime and disorder.**

I understand the site has CCTV installed however, it could be improved as coverage and quality is somewhat limited. This is an opportunity to improve the system and ensure it is effective and fit for purpose.

Coverage should include the car park, external space around the building line, the MUGA, community garden, the lawn, approach to the entrance, cycle parking areas, entrance / exit points, lobby, foyer, reception and any other areas deemed necessary by the occupants.

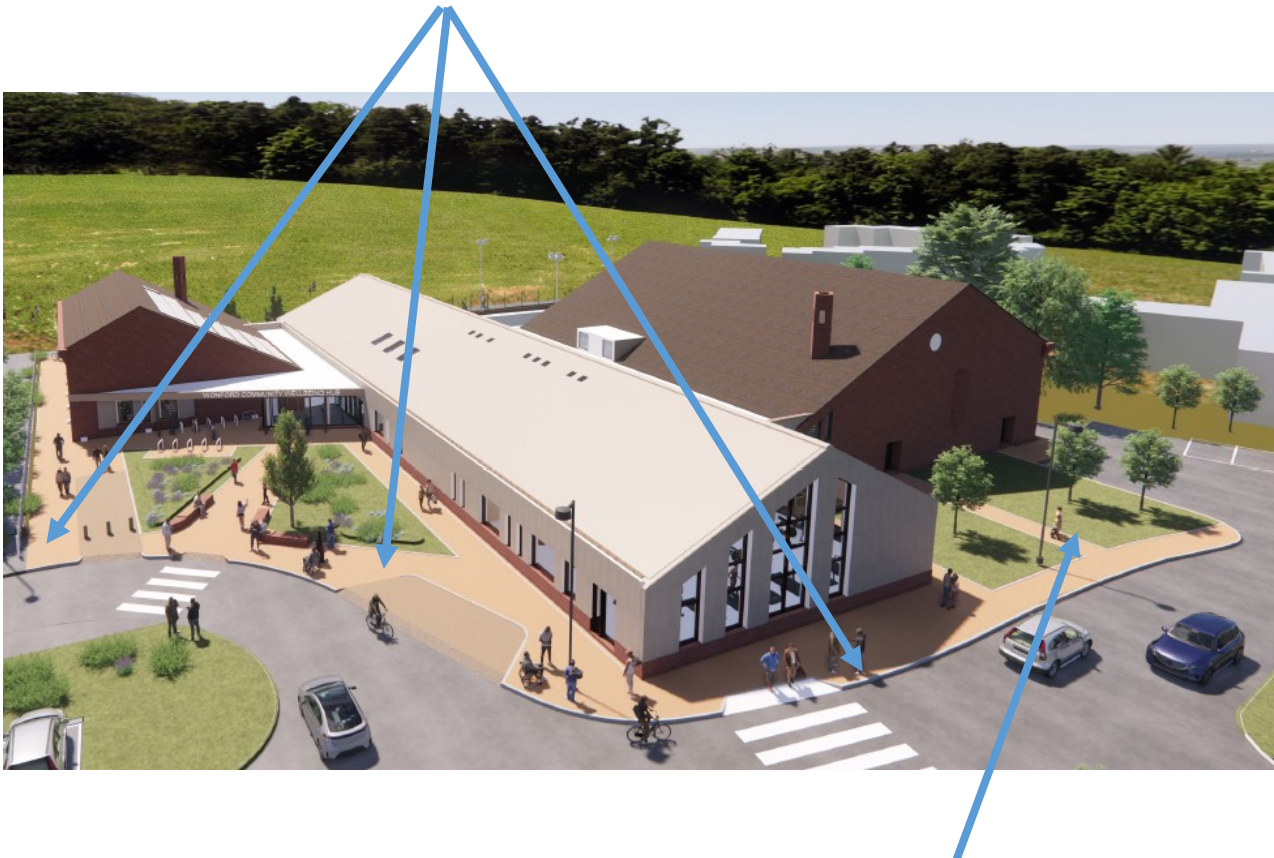
Passport for Compliance Documents including an Operational Requirement should be in place and the following advice is given in respect of any CCTV installed:

- Cameras, wiring and recording or monitoring equipment should be secured. CCTV should be designed in co-ordination with external lighting and landscaping.
- Installations should be protected with vandal-resistant housings
- The CCTV must have a recording format that is acceptable to the Police. Recorded images must be of evidential quality if intended for prosecution.
- Any CCTV is advised to be installed to comply with the requirements of BS EN 62676:2015 Video surveillance systems for use in security applications and BS 7958:2015 CCTV management.

- CCTV systems should be registered with the Information Commissioners Office (IOC) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available via [www.ico.gov.uk](http://www.ico.gov.uk)
- Accredited NSI or SSAIB installers must be used.

### Further Recommendations

- Potential **climbing aids** must be removed. External rainwater pipes should be specified as square or rectangular in section, be fitted flush against walls or within wall cavities or covered recesses.
- **Recessed doorways** must be avoided where possible. They create concealed space which can attract misuse.
- An **access control strategy** should be in place to ensure that visitors are not afforded free access of the whole site. Visitors should be able to access the community facilities i.e. café, foyer etc. but access beyond to studios, changing rooms, gym classes and suchlike, should be controlled and restricted for members.
- Consider further **vehicle mitigation** measures around the site to prevent unauthorised vehicular access, accidental or hostile, and offer protection to pedestrians and the building line.



- The **space to the north of the sports hall** should be afforded an appropriate boundary treatment i.e. a knee high rail or similar. This will help to define the space, deter misuse and control movement.

- **Blank elevations** are vulnerable to graffiti which can have a detrimental impact on the community and attract further crime and ASB. Therefore, efforts should be made to mitigate this risk. Consider surfaces coated with either an anti-graffiti glaze or sacrificial coating, or alternatively, planting to deter attacks and protect vulnerable facades.
- Unwanted congregation and ASB when the facility is closed is a significant risk to the development. Hopefully an increase in legitimate activity and use will reduce this risk somewhat. However, the **outdoor seating** area for the café and canopy that will *'allow people to linger in adverse weather'*, at the rear of the development where natural surveillance is limited, may encourage unwanted congregation and increase the risk of ASB.

If possible, it is recommended that the outdoor seating is not left out when the café is not in use.

Yours sincerely

Kris Calderhead  
Designing Out Crime Officer