

Case Officer: Matthew Diamond  
Planning Department  
Exeter City Council

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

13/05/22

Dear Mr Diamond,

**22/0537/OUT Land At St Bridget Nursery, Old Rydon Lane, Exeter, Devon, EX2 7JY.  
Outline planning application for the demolition of existing buildings and structures  
and the phased development of up to 350 dwellings and associated infrastructure and  
open space.**

Thank you on behalf of Devon and Cornwall Police for the opportunity to comment on this application. I have no objection to the proposal but would like to make the following comments and recommendations for consideration which are aimed at embedding designing out crime principles into more detailed design.

I welcome that 'Secured by Design principles' have been referenced in the Design and Access Statement and considered in the scheme.

The detailed layout should provide overlooking and active frontages to the new internal streets, pedestrian/cycle routes and public open spaces. The layout should avoid having accessible space to the rear of residential back gardens, as this is generally accepted to assist in preventing crime.

Should any existing or new hedgerow be used as new rear garden boundaries, they must be fit for purpose. They should be of sufficient height and depth to provide both a consistent and effective defensive boundary as soon as residents move in. If additional planting will be required to achieve this then temporary fencing may be required until such planting has matured. Any hedge must be of a type which does not undergo radical seasonal change which would affect its security function. Additionally, clear ownership and responsibility for the hedge must be established in order to ensure its effective maintenance and upkeep.

Boundary treatments to the front of dwellings are important to create defensible space to prevent conflict between public and private areas and clearly define ownership of space. The use of low-level railings, walls, hedging for example would be appropriate.

Treatments for the side and rear boundaries of plots should be adequately secure (min 1.8m height) with access to the rear of properties restricted via lockable gates. Defensible space / buffers (i.e. 1m high by 1m deep planting or low-level railings) should also be utilised where private space abuts public space in order to reduce the likelihood of conflict and damage etc.

Suitable boundary treatments also need to be considered for any open space and play areas. Such space should be protected from vehicle access and be afforded good natural surveillance opportunities with clear management and maintenance strategies in place.

Pedestrian routes throughout the development must be clearly defined, wide, well overlooked and well-lit. Planting immediately abutting such paths should generally be avoided as shrubs and trees have a tendency to grow over the path creating pinch points, places of concealment and unnecessary maintenance.

Presumably the site be adopted and lit as per normal guidelines (BS 5489). Appropriate lighting for pathways, gates and parking areas must be considered. This will promote the safe use of such areas, reduce the fear of crime and increase surveillance opportunities.

Vehicle parking will clearly be through a mixture of solutions although from a crime prevention point of view, parking in locked garages or on a hard standing within the dwelling boundary is preferable. Where communal parking areas are utilised, bays should be in small groups, close and adjacent to homes in view of active rooms.

Large rear parking courts are discouraged as they provide access to vulnerable rear elevations of dwellings and are often left unlit with little surveillance.

Yours sincerely,

Kris Calderhead  
Police Designing Out Crime Officer