



HAMPSHIRE & ISLE OF WIGHT

CONSTABULARY

Gosport NPT Neighbourhood Police Office

Town Hall
High Street
Gosport
Hampshire
PO12 1EB

Telephone

101

Direct Dial

Ms A. Miszewska
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Fax

01962 874201

Text Relay

18001 101

Email Address

stuart.york.17529@hampshire.police.uk

Our ref: app/23
Your ref: APP/22/00439

18th July 2023 —

Dear Ms Miszewska,

**THE SOUTH DOWNS COLLEGE, COLLEGE ROAD, PURBROOK,
WATERLOOVILLE, PO7 8AA**

Thank you for your letter of the 4th July 2023 and the opportunity to comment upon the planning application. Having considered the application I have the following comments to make with reference to crime prevention.

Further to my letter of the 17th June 2022.

The points raised within my letter of the 17th June 2022 do not appear to have been fully addressed. I would reiterate the following key points:

Clear definition of the different spaces within the development reduces the opportunities for crime and disorder.

Access to the elevations of the dwellings from the public realm must be prevented. All dwellings must sit within an area of private space. The private space to the rear of the dwelling must be enclosed by a robust boundary treatment at least 1.8m high. The semi-private space to the front and side front of the dwelling must be enclosed within a robust boundary treatment 1m high. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.

It is possible to access the side elevation of plot number 24 from the public realm, this increases the opportunities for crime and disorder, especially as ground floor windows are present. To reduce the opportunities for crime and disorder an area of defensible space (garden) must be provided along this elevation. The garden must be at least 1.5m wide and enclosed by a robust boundary treatment, perhaps vertical railings at least 1m high. The rear garden access footpath should be within the private garden.



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Access to the elevations of the apartment blocks from the public realm must be prevented. Apartment blocks must sit within an area of semi-private space, this space must be enclosed within a robust boundary treatment at least 1.2m high. Ground floor apartments with doors that can be accessed from the surrounding semi-private space must be protected by a private garden which is the sole preserve of the resident of the apartment with the doors that can be accessed from the space. The private garden must be at least 1.5m wide and enclosed within a robust boundary treatment at least 1.2m high. Windows on the ground floor must be defended by planting. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.

The plans appear to show it is possible to move between the public open space to the front of plot number 52 and the parking area to the front of plot number 81 using footpaths running to the rear of these dwellings (similar connectivity is provided using footpaths adjacent to plot numbers 49 and 84). Connectivity running to the rear of the dwellings significantly increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder these rear connectivity footpaths must be removed from the final scheme. In our opinion this connectivity is not compliant with the adopted Local Plan (Core Strategy), Policies, CS8 and CS16. Hampshire Constabulary cannot support this application if this connectivity is present in the approved scheme.

A small area of POS is shown between plot numbers 43 and 44, both of these units are Flat Over Garage (FOG) units, which will provide very little natural surveillance of the POS. Small spaces such as these often become places where people gather, which may lead to ASB. To reduce the opportunities for crime and disorder, the POS should be enclosed by a robust boundary treatment (perhaps vertical railings) at least 1m high. At least two entry / exit points should be provided within the boundary treatment. In this situation the walls of the FOGs are ideal to kick a ball up against, which can be very annoying for the residents. To reduce the opportunities for this hedging should be placed along the elevations of plot numbers 43 and 44 within the POS.

Planting within the areas of public open space should be such that it does not obscure natural surveillance of the space, nor create a place within which a person might lie-in-wait unseen.

Some acquisitive crimes such as burglary and theft are often facilitated by easy access to the rear of the dwelling. For a number of dwellings rear garden access is via a communal rear access footpath (the rear access for plots numbers 1, 4, 5, 27, 39, 47, 50, 81 are examples of this, there are many others), this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder, all external rear garden access must be in curtilage. However, if the planning authority are minded to consent to a scheme with such rear garden access





Page 3 of 4 arrangements, to reduce the opportunities for crime and disorder the following mitigation measures should be fitted:

1. Each individual rear garden access gate is fitted with a key operated lock that operates from both sides of the gate. The lock must be designed for exterior use.
2. A gate should be fitted at the point where the rear access footpath meets the public highway.

We would ask that these requirements are be secured by a suitably worded condition attached to any consent.

Lighting is known to reduce crime and disorder and reduce the fear of crime. To reduce the opportunities for crime and disorder and reduce the fear of crime lighting throughout the development should conform to the relevant sections of British Standard (BS) 5489-1:2020.

Finding appropriate solutions to the design issues highlighted within this letter is fundamental to providing a development where crime, disorder and the fear of crime do not undermine the quality of life or community cohesion.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely,

S York
Designing Out Crime Officer

DISCLAIMER

This survey is based on information supplied by yourself and the current crime trends. I can only give a view on what measures might reduce the risk of crime and there can be no guarantee that the measures will prevent crime. The advice is given free with no intention of creating a contract. Neither the Home Office or Hampshire and Isle of Wight Constabulary take any other legal responsibility for the advice given.

