



HAMPSHIRE

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Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: app/21
Your ref: APP/20/00658

8th March 2021 —

Dear Mr. Eaves,

**PROPOSED DEVELOPMENT SITE (FORMER ELECTRICITY BOARD SITE),
BARTONS ROAD, HAVANT**

Thank you for your letter of the 23rd February 2021 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to the prevention of crime and disorder (Anti-Social Behaviour (ASB)).

The National Planning Policy Framework makes clear the Governments continuing commitment to “create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience”.

National Planning Practice Guidance advises, that planning has a role in preventing crime and malicious threats. It reminds Local Authorities of their obligations under Section 17 of the Crime and Disorder Act 1998 (as amended), specifically “to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder.”

The guidance advises: “Planning provides an important opportunity to consider the security of the built environment, those that live and work in it and the services it provides.” It continues, “Good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well and which do not need subsequent work to achieve



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or improve resilience.” “Good design means a wide range of crimes from theft to terrorism are less likely to happen by making committing those crimes more difficult.”

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

To reduce the opportunities for crime and disorder 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 windows and / or 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 windows and or 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. Provides protection from entry via windows and doors and people banging on windows etc. Hampshire Constabulary must object to this application if the dwellings do not have this basic level of protection.

Should planning consent be given we would request that a condition is made worded as below, or worded so as to convey the same meaning:

Condition 1: Each of the apartment blocks must sit within an area of semi-private space. This shall be enclosed within a robust boundary treatment at least 1.2m high. Ground floor apartments with windows and or 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 with windows and or 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. The details of the boundary treatment should be approved in writing by the Local Planning Authority prior to the commencement of building works. The development shall only be carried out in accordance with the approved details and maintained thereafter.

Reason 1: To ensure safe and secure development and contribute to reducing crime, in accordance with Local Plan Policies CS8 and CS16 and the NPPF (2018), specifically paragraph 127, sub paragraph f.

Large areas of parking are shown to the north of block C along the access road to the east of block C (plots 77 to 188). These parking spaces can easily be accessed from the public realm (amenity space or a footpath). With the proposed layout there is no ownership of these car parking areas. Such large areas of parking with easy access are very vulnerable to crime and disorder. To reduce the opportunities for crime and disorder the car parking spaces should be within the curtilage of the apartments. The car parks themselves should be enclosed by a robust boundary treatment (perhaps railings) at least 1.5m high.

Unallocated parking spaces can lead to confrontation, to reduce the opportunities for confrontation, each apartment should be allocated at least one parking space. This will also provide for Electric Vehicle (EV) charging in the fullness of time.



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The vehicle access into the development from the South (Martin Road) appears to have been removed from the revised layout. To prevent vehicles crossing this small strip to enter/exit the development, robust bollards should be fitted. A 2.3m high security fence is shown across this access route, however, it is not clear that this is to be retained.

The presence of the two fast food retail units (drive through units) will draw a large number of people into this essentially residential development at all hours of the day and night. Significantly increasing the opportunities for crime and anti-social behaviour.

Our records show that these types of premises suffer from high levels of incidents. There are no details as to the operation of the two fast food retail units (drive through units), however, given the residential nature of the development we would object to this application if these units opened before 6am and operated beyond 10pm.

This objection is the subject of comment within a letter annotated "Letter to case officer" dated 1st December 2020 from Chapman Lily Planning, which states I have lifted my objection in terms of the perceived impacts of these activities. The lifting of my objection is dependent upon specific conditions being met, as contained within my correspondence to the case officer annotated Consultee Response Hampshire Constabulary dated 17th December 2020. Specifically, CCTV cameras to provide images of the parking areas, An ANPR camera at the entrance and Delivery services to have a separate entrance with electronic control and CCTV. As none of the supporting documentation addresses the points contained within that communication (email), I must object to the planning application.

However, if the operators of the two retail outlets are minded to agree to the conditions as contained within my email of the 17th December 2020, I am happy reconsider my objection. If the operators are minded to agree the requirements must be conditioned.

The plan shows an external seating and play area adjacent to the McDonalds restaurant. Our records show that these areas contribute to the high levels of Anti-Social Behaviour reported from premises such as this. Effective control of such a facility is very difficult and therefore to reduce the opportunities for ASB I would recommend that it is removed from the approved scheme.

A lighting design has not been submitted. To provide for the safety and security lighting throughout the development must conform to the relevant sections of BS 5489-1:2020. Should consent be granted we would request the following condition is attached to the consent:

Condition 2: The lighting scheme must conform to the relevant sections of BS 5489-1:2020. The details of the lighting scheme should be approved in writing by the Local Planning Authority prior to the commencement of building works. The development shall only be carried out in accordance with the approved details and maintained thereafter.



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Reason 2: To ensure safe and secure development and contribute to reducing crime, in accordance with Local Plan Policies CS8 and CS16 and the NPPF (2018), specifically paragraph 127, sub paragraph f.

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 Constabulary take any other legal responsibility for the advice given.



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