



HAMPSHIRE

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Planning Services
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PO9 2AX

Our ref: app/20
Your ref: APP/20/01031

18th December 2020 —

Dear Mrs. Haywood,

LAND SOUTH OF, LOWER ROAD, HAVANT

Thank you for your letter of the 20th November 2020 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

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 continues “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 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.”



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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 of the dwelling must be enclosed within a robust boundary treatment 1m high. There appear to be a number of dwellings with no, or very little defensible space to the front of the dwelling (Plot numbers 3 to 5, 10 to 12, 26 to 28 are examples of this, there are others); which increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder defensible space must be provided to the front of all dwellings. If this space cannot be provided Hampshire Constabulary object to this aspect of the application.

To the rear of plot numbers 33 to 39 is an area of Public Open Space (POS), there is no natural surveillance of this space from the dwellings, which increases the opportunities for crime and Anti-Social Behaviour (ASB). To reduce the opportunities for crime and ASB there must be natural surveillance of the POS from the nearby dwellings. The dwellings should be separated from the POS by a roadway, vehicular access to the POS must be prevented. Within this area of POS children's allotments are shown. Allotments are places that suffer crime and ASB to reduce the opportunities for crime and ASB the allotments must have good natural surveillance from the nearby dwellings and be enclosed within a robust boundary treatment (perhaps hoop topped railings) at least 2m high.

The shortening of the gardens to the rear of plot number 23 to 25 has created an area of POS to the rear of these dwellings, which increases the opportunities for crime and ASB. To reduce the opportunities for crime and ASB some consideration should be given to returning the rear gardens to their original length.

Rear boundary treatments that can be accessed from areas of POS should be constructed as 1.8m closed boarded fence, topped with 300mm of trellis, giving an overall height of 2.1m. The boundary treatments should be further protected by prickly planting along the length of the boundary treatment within the POS.

A number of acquisitive crimes such as burglary and theft are often facilitated by easy access to the rear of the dwelling. Rear garden access for a number of the dwellings is via a communal rear garden access path (plots 42 and 43 are examples of this, there are others) or from a rear parking area, this increases the opportunities for crime and Anti-social Behaviour (ASB). To reduce the opportunities for crime and ASB all rear garden access must be in curtilage. However, if the planning committee are minded to allow this scheme with these accesses to provide some mitigation a gate should be fitted at the junction of the footpath and the public realm and each rear garden access gate should be fitted with a robust key operated lock that operates from both sides of the gate.



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For plots 1 and 7, the pedestrian pathway to the front access door leads from the parking area (there are other plots with similar access arrangements). This is not ideal and may lead to the damage of motor vehicles parked within these spaces. Pedestrian access to all dwellings should be directly from the public highway.

A car barn is shown within which is a combined cycle and bin store, this increases the opportunities for crime and ASB. To reduce the opportunities for crime and ASB, the cycle and bin stores must be separate stores each with their own entrance. The cycle store should be fitted with a single robust door. Persons accessing the store using the double doors within the car barn might damage the motor vehicle parked in the space adjacent to the cycle and bin store. For this reason the current arrangement of the doors is not acceptable, the accesses into the cycle and bin store should be from the public realm.

To provide for the safety and security of residents and visitors lighting throughout the development should conform to the relevant sections of BS 5489-1:2020.

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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