



HAMPSHIRE & ISLE OF WIGHT

CONSTABULARY

Gosport NPT Neighbourhood Police Office

Town Hall
High Street
Gosport
Hampshire
PO12 1EB

Telephone

101

Direct Dial

Fax

01962 874201

Text Relay

18001 101

Email Address

stuart.york.17529@hampshire.police.uk

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

Our ref: app/23
Your ref: APP/22/01231

2nd February 2023 —

Dear Ms Miszewska,

LAND AT, PALK ROAD, HAVANT

Thank you for your letter of the 23rd January 2023 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 Government's 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 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.



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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 and Isle of Wight Constabulary cannot support this application if the dwellings do not have this basic level of protection.

The pedestrian access into plot number 20 is via a pathway to the side of apartment block. There is very little if any natural surveillance of this footpath which increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder access into plot number 20 should be from the southern elevation (elevation A on the plan) of the apartment block.

Access to the car park to the rear of apartment Block B is via an undercroft roadway. Off this roadway is the access to the northern section of the apartment block and the cycle store. With such an arrangement people will moving into a roadway and manoeuvring cycles into the roadway, without a view of the traffic moving along the roadway. To reduce the opportunities for crime and disorder defensible space should be provided about these two doors.

A small area of open space is provided within the footprint of Block C. Small spaces of open space can become places where people gather which can lead to Anti-Social Behaviour (ASB). To reduce the opportunities for ASB this area should be reserved for residents only. The open side of the space should be fitted with a robust boundary treatment so as to prevent public access.

The cycle stores are fitted with a double doorset. In this situation the slave leaf can become insecure which leaves the cycle store insecure, which increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder the cycle stores should be fitted with a robust single doorset.

To the south of the development a large area of public open space is to be provided. To provide for the safety of those within the open space, planting should be such that it does not obscure natural surveillance from within or without, nor create a place within which a person might lie-in-wait unseen.

Lighting is shown to reduce the opportunities for 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 (this includes all parking areas and the pathway to access plot number 20) must conform to the relevant sections of BS 5489-1:2020. We would ask the following condition is attached to any consent:





Condition: Prior to the commencement of works details of the lighting scheme shall be submitted and approved in writing by the Local Planning Authority. The design of the lighting scheme must comply with BS 5489-1:2020 and discharge any liabilities attached to that standard. The development shall only be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure safe and secure development and contribute to reducing crime and disorder and the fear of crime, in accordance with the Havant Borough Local Plan, Core Strategy, Policies CS8 and CS16 and the NPPF (As Amended).

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.

