



HAMPSHIRE

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

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

13th October 2020 —

Dear Mr. Eaves,

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

Thank you for your letter of the 1st October 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



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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.

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 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.

The proposal creates 191 apartments, but only 182 parking spaces are provided. Any mismatch in the provision of parking spaces will cause motor vehicles to be parked wherever space can be found within the development, which may compromise the safety of road users or cause obstruction of the public highway. To reduce the opportunities for inappropriate parking each apartment should be allocated at least one parking space.

Much of the residential vehicle parking can be easily accessed from the main access road or the open space to the west of the development, this makes these parking areas very vulnerable to crime and anti-social behaviour. To reduce the opportunities for crime and anti-social behaviour the parking should be within the curtilage of the individual apartment blocks, separated from the through road, car parks should be enclosed by a robust boundary treatment at least 1.5m high.

Each of the three apartment blocks has a large cycle store, large cycle stores are always vulnerable to crime. To reduce the opportunities for crime a number of smaller cycle stores should be provided within each apartment block.

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.

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



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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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