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PO9 2AX

Our ref: app/21
Your ref: APP/21/00243

15th April 2021 —

Dear Mr. Oliver,

LAND AT COTTAGE FARM, LOVEDEAN LANE, WATERLOOVILLE

Thank you for your letter of the 24th March 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.

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; or delineated in such a fashion that it is obviously private space. It is possible to access the flank walls of plot numbers 31, 36 and 37 from the public realm these are vulnerable and must be protected by an area of defensible space along the length of the flank wall. The rear boundary treatment for plots 37 to 41 is shown as estate railings, 900mm high. At this height the boundary treatment does not provide security or privacy. To improve security and maintain natural surveillance of the public open space a boundary treatment consisting of vertical railings, 1.2m high should be fitted. The gate within the boundary treatment should be fitted with an integral key operated lock compliant with BS 3621, the lock must operate from both sides of the gate. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.

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 to the rear at least 1.8m high. For those ground floor apartments with windows that can be accessed from the surrounding semi-private space, the windows must be protected by a good depth of planting below the window. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.

All rear boundary treatments that can be easily accessed from the public realm such as plot numbers 20 to 31, 36 which increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder these boundary treatments should be further protected by a good depth of planting.

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 (plots 10 and 11 are examples of this). To provide for the security of the dwellings rear garden access should be in curtilage. However, if the Planning Authority is minded to consent to a layout with this type of rear access, we would ask that appropriate security measures are fitted so as to provide for the protection of the dwellings. Appropriate security fittings are: individual rear garden access gates are fitted with a key operated lock that can be operated from both sides of the gate. The lock must be of robust construction and designed for external use. At the start of the communal rear access footpath a gate should be fitted.



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A large area of public open space is shown to the front of plot numbers 42 and 43. To provide for the safety of the public boundary treatments should be installed along the road boundaries. Gated access points should be provided within these boundary treatments. Any planting within the public open space should be such that it does not obscure natural surveillance of the public open space from within or without.

A footpath is shown running through an area of public space alongside plot numbers 31 and 36. There is very little natural surveillance of this footpath from the nearby dwellings, which increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder greater natural surveillance of the footpath from the nearby dwellings must be provided. The footpath should be straight, any planting within the open space should be such that it does not obscure visibility of the footpath nor create a place within which a person might lie-in-wait. The footpath should be lit along its length using column lighting.

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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