



HAMPSHIRE

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Planning Services
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PO9 2AX

Our ref: app/19
Your ref: APP/19/01101

18th December 2019 —

Dear Mrs. Haywood,

**LAND EAST OF, COLLEGE ROAD, CAMPDOWN, PURBROOK,
WATERLOOVILLE**

Thank you for your letter of the 5th December 2019 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”.

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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This development is opposite the Crookhorn Estate an area with relatively high levels of acquisitive crime and anti-social behaviour. It is a challenging area to police. It is against this background that my comments are made.

Retail units are places where young people congregate, in the current orientation it appears that the customer access is opposite the boundary treatments of 2 dwellings. This reduces natural surveillance of the entrance and increases the opportunities for crime and anti-social behaviour. To reduce these opportunities the retail unit should be orientated to face the entrance to the development, with the car park to the front and rear facing the flank walls of the dwellings.

A circular footpath / cycleway is shown at the boundary of the development. In some places this route is unsafe and increases the opportunities for crime and anti-social behaviour. This is especially the case where it passes to the rear of dwellings or provides access car parks, or has no natural surveillance from overlooking dwellings. To improve the safety of those using the footpath / cycleway it should pass to the front of dwellings and be well lit. This type of footpath / cycle way which does not provide meaningful connectivity often contributes to the commissioning of crime and anti-social behaviour, which is very difficult to police. To reduce the opportunities for crime anti-social behaviour I recommend that this footpath / cycleway is removed from the approved development.

To the south of the development the footpath / cycleway runs close to the golf course. Appropriate boundary treatments must be put in place to prevent access to the golf course from the development.

The plan shows an emergency vehicle access from College Road appropriate barriers should be put in place to prevent use by other vehicles.

There are several dwellings where the defensible space is enclosed by hedging (plots 62 and 111 are examples of this there may be others). For several reasons hedging does not provide a secure boundary treatment. To reduce the opportunities for crime and anti-social behaviour and provide for the security of the dwellings the hedging must be supplemented by a robust boundary treatment, perhaps hoop topped railings at least 1.2m high.

External rear garden access for a number of dwellings is via a communal rear access footpath. This increases the opportunities for crime and anti-social behaviour. Some acquisitive crimes such as theft and burglary are often facilitated by access to the rear of the property. To reduce the opportunities for crime all rear garden access should be in curtilage. If this is not desirable, to mitigate this to some extent we would ask that a condition is made to ensure that all 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 robust and designed for external use. Rear access communal footpaths should be fitted with a robust gate at least 1.8m high at the front build line.

A number of plots have the rear garden access gate set back from the front build line (plots 74 and 75 are examples of this there may be others) this has created a small



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area to the side of the dwelling with very little natural surveillance. This increases the opportunities for crime. To reduce these opportunities for crime the gates should be brought forward to the front of the dwelling.

There are short roads between plots 72 and 73, and adjacent to plots 15 and 16, there is very little natural surveillance of these roads and the parking spaces within the roads. It is easy to access these short roads from the boundary footpath / cycle way. This increases the opportunities for crime and anti-social behaviour. To reduce the opportunities for crime and anti-social behaviour greater natural surveillance from the nearby dwellings should be provided.

Two areas are shown as providing allotments. Allotments are places that suffer relatively high levels of crime. In the proposed position there is very little natural surveillance of these places, which increases the opportunities for crime and anti-social behaviour. To reduce the opportunities for crime natural surveillance of the allotments should be provided from the nearby dwellings. To provide for the security of the allotments they should be enclosed within a robust boundary treatment at least 2.1m high. Gates within the boundary treatment should be of a similar construction and height as the adjacent boundary treatment. Care should be taken with the design and construction of the gates to ensure that locks, handles, etc. do not create handholds and footholds that facilitate overcoming the boundary treatment.

To provide for the safety and security of residents and visitors lighting throughout the development (including private drives) should conform to the relevant sections of BS 5489-1:2013.

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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