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Planning Services
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PO9 2AX

Our ref: app/19
Your ref: APP/18/00450

2nd July 2019 —

Dear Mr. Oliver,

LAND AT FORTY ACRES FARM, HAVANT ROAD, HAVANT

Thank you for your letter of the 2nd July 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.

For a number of properties rear garden access is via a rear access footpath or from a parking area. Some acquisitive crimes such as burglary and theft are often facilitated by access to the rear of the property. Planning guidance advises that "Planning should promote appropriate security measures" it goes on to say "Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits." To reduce the vulnerability of the dwellings to crime I recommend that all rear garden access is in curtilage. If this is not desirable all rear garden access gates should be fitted with a key operated lock that operates from both sides of the gate.

The rear boundary treatments for plots 132 to 140 (there are other dwellings in a similar situation) and between the two parking areas to the rear of these properties is shown as dwarf wall topped with a low fence giving a combined height of 1.8m, between pillars 1.8m high. This style of boundary treatment is not appropriate in this position, the low wall provides a step on to which a person can stand to climb over the low fence, which increases the opportunities for crime. Planning guidance advises that "Planning should promote appropriate security measures" it goes on to say "Taking proportionate security measures should be a central consideration to the



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planning and delivery of new developments and substantive retrofits.” To reduce the opportunities for crime and anti-social behaviour, boundary treatments of this type to the rear of dwellings and between car parks should be replaced with a 1.8m high wall.

A parking court is shown to the rear of plots 162 to 170 (there are others), a gated pedestrian access has been provided between plots 155 and 170, there is no natural surveillance of the vehicles parked within this car park. These attributes increase the vulnerability of the car park to crime. Planning guidance advises that, “Natural surveillance of parked cars is an important consideration.” To reduce the vulnerability of this (and other similar) car park(s) to crime natural surveillance of the car park must be provided. The pedestrian access should be fitted with a locking mechanism that provides for authorised access / egress only.

The plan shows a number of “off plot” parking spaces adjacent to the area of open space to the south of the development. It appears possible to access the vehicles using these spaces from the open space, which increases the vulnerability of the parking spaces to crime. Planning guidance advises that “Planning should promote appropriate security measures” it goes on to say “Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits.” To reduce the vulnerability of these parking spaces to crime I recommend that they are isolated from the open space by the provision of a robust boundary treatment, perhaps hoop topped railings, approximately 1m high.

A large area of open space is provided to the south and east of the development. There is very limited visitor parking for such a large space, which will place an additional burden on the “on street” parking provision and possibly cause visitors to park within the “off plot” residential parking spaces adjacent to the open space. Such parking may cause conflict between residents and visitors. Therefore, to reduce the opportunities for conflict I recommend that a visitor’s car park is provided for those visiting the open space.

The cycle stores are constructed of wood, the wooden walls are topped with 300mm of trellis and they have a double door. To provide for the security of the pedal cycles, the cycle stores should be of brick construction, there should be no gap between the top of the walls and the roof. The door should be a robust, single door fitted with a lock that provides for authorised access only. The stores should be fitted with lights and cycle anchor points.

Within the grounds of the care home there are a number of ground floor patios, each with a door from the associated apartment. The patios are accessed from a communal garden or the rear garden footpath. Easy access to the rear gardens of these apartments increases the opportunities for crime. Planning guidance advises that “Planning should promote appropriate security measures” it goes on to say “Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits.” To reduce the vulnerability of the apartment to crime each garden should be enclosed by a boundary treatment, perhaps hoop topped railings, approximately 1m high. A



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boundary treatment should be fitted to prevent access to the rear garden, the boundary treatment should be 1.8m high. The gates providing access to the rear garden footpath should be 1.8m high and fitted with a locking mechanism to prevent unauthorised access.

The plan shows allotments along the western edge of the area of space to the south of the development. There is little if any natural surveillance of the allotments from the nearby dwellings, there is some natural surveillance across the open space itself. This increases the vulnerability of the allotments to crime and anti-social behaviour. Allotments are places that can at times suffer high levels of crime. To reduce the opportunities for crime the allotments should be moved to a place with much greater natural surveillance from the nearby dwellings. The allotments should be enclosed within a boundary treatment at least 1.8m high, the boundary treatment should be visually permeable, perhaps hoop topped railings. Gates within the boundary treatment should be of a similar height and construction to the adjacent boundary treatment, they should be fitted with a locking mechanism that provides for authorised access only. Care should be taken during the construction of the gates to ensure that locks and bolts etc. do not create handholds and footholds that facilitate climbing the gates.

To provide for the safety and security of residents and visitors, lighting throughout the development should conform to the relevant sections of BS5489:2013.

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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