

Mr. D. Eaves
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Date: 27th July 2018
Enquiries to: Stuart York
Direct Line: 023 8047 8566
Our reference: app/18
Your reference: APP/18/00453

Dear Mr. Eaves,

LAND SOUTH OF BARTONS ROAD

Thank you for your letter of the 13th July 2018 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

Plots 5 and 6 and 65 and 66 (there maybe others) are accessed directly from an area of Public Open Space (POS), this is not safe, it significantly increases the opportunities for crime and anti-social behaviour. Planning guidance advises "There should be clear definition between public and private space. A buffer zone, such as a front garden, can successfully be used between public outdoor space and private internal space to support privacy and security." Each dwelling with a similar access should be provided with a generous front garden, the garden should be enclosed by a robust boundary treatment, perhaps hoop topped railings, approximately 1m high.

In addition a number of plots have a boundary with an area of POS (plots: 1, 6, 16, 86, 89 and 125 would be examples of this) which increases the vulnerability of these dwellings to crime and anti-social behaviour. Planning guidance advises "There should be clear definition between public and private space. A buffer zone, such as a front garden, can successfully be used between public outdoor space and private internal space to support privacy and security." To reduce the opportunities for crime and anti-social behaviour the rear garden boundary treatments adjacent to the POS should be of robust construction, constructed as 1.8m of close board fence topped with 300mm of trellis.

Plot 16 is located where the footpath link enters the development from Bartons Road. The dwelling does not provide natural surveillance of the footpath as it enters the development from the north. From the plan it appears easily possible to access the rear boundary treatment from this general area, which increases the vulnerability of the dwelling to crime and anti-social behaviour. To reduce the vulnerability of crime a high level of street lighting should be provided at the place the footpath link enters the development.

The Eastern flank wall of plot numbers 86 and 124 are easily accessible from the green ribbon running along the eastern side of the development. This increases the vulnerability of these plots to crime and anti-social behaviour. Planning guidance advises "There should be clear definition between public and private space. A buffer zone, such as a front garden, can successfully be used between public outdoor space and private internal space to support privacy and security." To reduce the opportunities for crime and anti-social behaviour a generous side garden should be provided along this eastern side of these dwellings.

Rear garden access for a number of properties is via a communal rear access footpath or from a car park. Some acquisitive crimes such as theft and burglary 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 development and substantive retrofits." Therefore, to reduce the opportunities for crime in the first instance I would recommend that all rear garden access is in curtilage. However, if this is not desirable I recommend that all rear garden access gates are fitted with key operated locks that can be operated from either side of the gate.

A number of dwellings have parking to the rear or side, this limits the natural surveillance of the parking spaces, which increases their vulnerability to crime. Planning guidance advises that "Natural surveillance of parked cars is an important consideration." To reduce the vulnerability of these parking spaces to crime, greater natural surveillance should be provided, this might be achieved by providing more windows in the overlooking elevations at first floor level.

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
Crime Prevention Design Advisor

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 the Police and Crime Commissioner for Hampshire take any other legal responsibility for the advice given.