

Mr. L. Oliver
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Date: 20th December 2018
Enquiries to: Stuart York
Direct Line: 023 8047 8566
Our reference: app/18
Your reference: APP/18/01109

Dear Mr. Oliver,

DAIRY CREST DEPOT, DUNSBURY WAY, HAVANT

Thank you for your letter of the 14th December 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.

The proposal creates a number of ground floor apartments. From the plans it appears easily possible to access both the French windows and ground floor windows from the public realm, this increases the opportunities for crime and anti-social behaviour. Planning guidance advises, "There should be a 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 vulnerability of the ground floor apartments to crime and anti-social behaviour each ground floor dwelling should have a generous garden to prevent access to the French windows and ground floor windows. The gardens should be enclosed by a robust boundary treatment, perhaps hoop topped railings, approximately 1.2m high.

The plan shows two ground floor cycle stores each with multiple access points. Each of these two cycle stores: contain a large number of cycles, is accessed externally and fitted with double doors. These features make the cycle stores very vulnerable to crime. Planning guidance advises that, "Planning should promote appropriate security measures", it continues, "Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits." To reduce the opportunities for crime, the cycle stores should be sub divided and each cycle store should be fitted with a single door. This door should be third party certificated to LPS 1175 SR2 and fitted with an electronic access system that provides for residents access only. Ideally access to the cycle stores should be from within the building.

The proposal creates 78 apartments and 78 parking spaces, will this be a sufficient number of parking spaces, given that a number of the apartments have two bedrooms, and there are no visitor parking spaces. We would be concerned if this development caused additional motor vehicles to be parked on the nearby road network. I would

remind you that motor vehicles parked on the public highway are many more times likely to be the subject of an incident than those parked on private land.

Parking is becoming an issue to reduce the opportunities for confrontation each apartment should be allocated at least one parking space within the development.

To provide for the safety and security of residents and visitors lighting throughout the development should conform to the relevant sections of BS 5489:2013.

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