



HAMPSHIRE

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Mr. G. Christie,
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
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Hampshire
PO9 2AX

Our ref: app/22
Your ref: APP/22/00439

17th June 2022 —

Dear Mr. Christie,

**THE SOUTH DOWNS COLLEGE, COLLEGE ROAD, PURBROOK,
WATERLOOVILLE, PO7 8AA**

Thank you for your letter of the 7th June 2022 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 Government's 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. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.

It is possible to access the elevations of plot numbers 1, 13, 42, 46, 54 and 77 from the public realm, this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder an area of defensible space (garden) must be provided along these elevations. The garden must be at least 1.5m wide and enclosed by a robust boundary treatment, perhaps vertical railings at least 1m high.

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 at least 1.2m high. Ground floor apartments with doors that can be accessed from the surrounding semi-private space must be protected by a private garden which is the sole preserve of the resident of the apartment with the doors that can be accessed from the space. The private garden must be at least 1.5m wide and enclosed within a robust boundary treatment at least 1.2m high. Windows on the ground floor must be defended by planting. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.

The plans appear to show it is possible to move between the public open space to the front of plot number 52 and the parking area to the front of plot number 81 using footpaths running to the rear of these dwellings (similar connectivity is provided using footpaths adjacent to plot numbers 49 and 84). Connectivity running to the rear of the dwellings significantly increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder these rear connectivity footpaths must be removed from the final scheme. In opinion this connectivity is not compliant with the adopted Local Plan (Core Strategy), Policies, CS8 and CS16. Hampshire Constabulary cannot support this application if this connectivity is present in the approved scheme.

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 (the rear access for plots numbers 1, 4, 5, 27, 39, 47, 50, 81 are examples of this, there are many others), this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder, all external rear garden access must be in curtilage. However, if the planning authority are minded to consent to a scheme with such rear garden access



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arrangements, to reduce the opportunities for crime and disorder the following mitigation measures should be fitted:

1. Each individual rear garden access gate is fitted with a key operated lock that operates from both sides of the gate. The lock must be designed for exterior use.
2. A gate should be fitted at the point where the rear access footpath meets the public highway.

We would ask that these requirements are be secured by a suitably worded condition attached to any consent.

An area of Public Open Space (POS) is provided in the centre of the development. This space provides north south connectivity for pedestrians. Seating is to be provided within the space together with play climbing boulders. These features will cause people to gather within the space which can lead to Anti-Social Behaviour. To reduce the opportunities for crime and ASB the POS should be enclosed within a robust boundary treatment of vertical railings approximately 1m high. At least two entry / exit points should be provided within the boundary treatment. Care should be taken with the positioning the benches and climbing boulders to ensure that they cannot be used to facilitate crime and disorder.

Appropriate barriers should be positioned at either end of the POS to ensure that motor vehicles cannot transit the development via the POS.

A small area of POS is shown to the front of plot number 24. Small spaces such as these often become places where people gather, which may lead to ASB. To reduce the opportunities for crime and disorder, robust vertical railings at least 1m high should be placed from the parking space running along the road edge to the change of surface to the front of plot number 22.

To provide for the safety and security of residents and visitors lighting throughout the development must conform to the relevant sections of BS 5489-1:2020. To secure this we would ask that the following condition is attached to any consent:

CONDITION: Prior to the commencement of works details of the lighting scheme shall be submitted and approved in writing by the Local Planning Authority. The design of lighting scheme must comply with BS 5489-1:2020 and discharge any liabilities attached to that standard. The development shall only be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure safe and secure development and contribute to reducing crime and disorder, in accordance with the adopted Local Plan (Core Strategy), Policies CS8 and CS16 and the NPPF (As Amended).



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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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