



HAMPSHIRE

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

Our ref: app/22
Your ref: APP/21/01010

4th November 2022 —

Dear Mr. Sadler,

LAND EAST OF, ST GEORGES AVENUE, HAVANT

Thank you for your letter of the 27th October 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)).

Further to my letter of the 22nd October 2021.

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.

For a number of dwellings the rear garden internal boundary treatment is a 1.2m high close boarded panel fence; the internal boundary treatments between plot numbers 10 to 13 are an example of this, there are many others. The rear garden of a dwelling is private space, a boundary treatment of this height does not provide for privacy, safety nor security. The opportunities for crime and disorder and the fear of crime are



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significantly increased with a rear garden boundary treatment of this height. To reduce the opportunities for crime and disorder all rear garden boundary treatments should be 1.8m high. This may be achieved by having a 1.5m close boarded panel topped with 300mm of trellis, giving an overall height of 1.8m. In our opinion this aspect of the design does not comply with Havant Local Plan, Core Strategy, Policies, CS8 and CS16, Hampshire Constabulary cannot support this application.

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 apartment blocks do not appear to have any defensible space, this significantly increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder boundary treatments as outlined above should be fitted. In our opinion this aspect of the design does not comply with Havant Local Plan, Core Strategy, Policy, CS8, Hampshire Constabulary cannot support this application.

Some acquisitive crimes such as burglary and theft are often facilitated by easy access to the rear of the property. Rear garden access for a number of properties is via a communal rear access footpath or from a rear car park (rear garden access for plot numbers 37 to 40 are an example of this, there are many more), 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 the proposed rear garden access arrangements; to reduce the opportunities for crime and disorder we would ask that the individual back garden gates are fitted with a key operated lock that operates from both sides of the gates. The lock should be designed for exterior use.

Combined cycle and bin stores are provided for the apartment blocks. To reduce the opportunities for crime and disorder the building should be constructed in such a manner that it is not possible to move internally between the two stores. The apartment block cycle stores are shown with a double doorset, in this situation this is not ideal, often the second leaf becomes insecure, allowing unauthorised access into the store. To reduce the opportunities for crime and disorder the cycle stores should be fitted with a single robust doorset. Within the cycle store, cycle anchor points and lighting should be provided.

The parking spaces for plot numbers 62 to 65 appear to be easily accessible from an area of Public Open Space (POS), this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder access to the parking spaces from the POS should be prevented by the installation of a robust boundary treatment (perhaps hoop topped railings) between the parking spaces and the POS.



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To reduce the opportunities for crime and disorder and reduce the fear of crime, lighting throughout the development (this includes all parking areas) must conform to the relevant sections of BS 5489-1:2020. We would ask 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 the 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 and the fear of crime, in accordance with the Havant Borough Local Plan, Core Strategy, Policies CS8 and CS16 and the NPPF (As Amended).

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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