



HAMPSHIRE

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Planning Services
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Public Service Plaza
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Havant
Hampshire
PO9 2AX

Our ref: app/22
Your ref: APP/22/00829

7th October 2022 —

Dear Ms Wells,

FORMER DAIRY CREST DEPOT, DUNSBURY WAY, HAVANT

Thank you for your letter of the 29th September 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 and reduces the fear of crime.

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 space which is the sole preserve of the resident of the apartment with the doors that can be accessed from the space. Apartment 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.

Currently hedging is shown as providing the boundary treatment with Dunsbury Way and Fulflood Road. Hedging alone does not provide an adequate level of security in this situation, which increases the opportunities for crime and disorder and the fear of crime. To reduce the opportunities for crime and disorder the boundary treatment should incorporate robust vertical railings at least 1.2m high.

The railings enclosing the patio space for plot numbers 6 and 9 are only 900mm high, this does not provide sufficient protection the railings should be 1.2m high.

To reduce the opportunities for crime and disorder and reduce the fear of crime lighting throughout the development (including the access route and car park) 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).

We note that a lighting report and lighting layout are provided and they indicate compliance with the standard.



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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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