



HAMPSHIRE

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Planning Services
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PO9 2AX

Our ref: app/21
Your ref: APP/21/0931

4th November 2021 —

Dear Mr. Oliver,

DAIRY CREST DEPOT, DUNSBUY WAY, HAVANT

Thank you for your letter of the 25th October 2021 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.”

Leigh Park is an area from which we receive regular reports of crime and disorder (Anti-Social Behaviour (ASB)). The layout of the area with its rear connectivity and many short cuts, makes policing the area very challenging. It is against this background that my comments are made.

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; or delineated in such a fashion that it is obviously private space. A number of dwellings do not have any defensible space to the front, units 13 to 19, 24, 25 and 31 are examples of this. The bay window of unit 27 appears to be accessible from open space running to the side of the dwelling. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.

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. A number of the ground floor apartment windows can be easily accessed from the public realm, this increases the opportunities for crime and disorder. Hampshire Constabulary cannot support this application if the apartments do not have this basic level of protection.

Some acquisitive crimes such as burglary and theft are often facilitated by easy access to the rear of the dwelling. Rear garden access for a number of the dwellings is via a communal rear access footpath or from a parking area. This increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder all rear garden access must be in curtilage.

The rear garden access for plot numbers 22 to 24 needs rationalising, it may be possible to remove the rear access footpath that runs adjacent to plot number 24, giving access to plot number 23.

It is not clear how external rear garden access is to be provided for plot numbers 13 to 18, Hampshire Constabulary could not support this application if these accesses were to be from Fulflood Road.



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A footpath is shown running between plots 16 and 17 giving access from the development into Fulflood Road, and onward into Little Hackets. This will allow the development to become a short cut between Dunsbury Way and Little Hackets, drawing people into the development. The route through the development is via the central parking area, which increases the opportunities for motor vehicle crime. There is very little if any natural surveillance of this footpath from the overlooking dwellings, which increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder this footpath should be removed from the approved scheme.

The bin store associated with the apartments does not appear to be secure, this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder the bin store should be fitted with robust doors, fitted with a locking system that provides for authorised access only.

To provide for the safety and security of residents and visitor lighting throughout the development must conform to the relevant sections of BS 5489-1:2020. This requirement should be secured by an appropriately worded condition attached to any consent.

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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