



HAMPSHIRE

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Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
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Hampshire
PO9 2AX

Our ref: app/21
Your ref: APP/21/00605

2nd August 2021 —

Dear Mr. Oliver,

LAND AT FORTY ACRES FARM, HAVANT ROAD, HAVANT

Thank you for your letter of the 13th July 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.”

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. With the proposed revised layout it is possible to access the elevations of plots 354 and 355 from the public realm. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.

Some acquisitive crimes such as burglary and theft are often facilitated by access to the rear of the property. For a number of properties external rear garden access is via a rear access footpath or from a rear parking area (rear access to plots 58, 97 and 104 are examples of this there are more), this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder all external rear garden access should be in curtilage. However if the Planning Authority are minded to grant consent with the proposed rear access arrangements then we would ask that appropriate security measures are put in place to provide for the security of the dwellings. We would ask that the following appropriate security measures are conditioned:

1. Each rear garden gate is fitted with a key operated lock that operates from both sides of the gate. The lock must be of robust construction and designed for exterior use.
2. At the start of each communal access footpath a gate is fitted.

An area of Public Open Space is shown to the front of plots 294 to 298. Often areas of POS become places where people gather and cause Anti-Social Behaviour (ASB). To reduce the vulnerability of this area to ASB the POS should be enclosed by a robust boundary treatment (perhaps hoop topped railings) approximately 1m high. There should be at least 2 entry / exits within the boundary treatment. Planting within the POS should be such that it does not obscure natural surveillance of the space from within and without nor create a place within which a person might lie-in-wait.

To provide for the safety and security of residents and visitors lighting throughout the development should conform to the relevant sections of BS 5489-1:2020



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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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