



HAMPSHIRE

CONSTABULARY

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

Our ref: app/21
Your ref: APP/20/00658

14th October 2021 —

Dear Mr. Eaves,

FORMER ELECTRICITY BOARD SITE, BARTONS ROAD, HAVANT

Thank you for your letter of 7th October 2021 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

Further to my letter of the 8th March 2021.

Clear definition of the different spaces within the development reduces the opportunities for crime and disorder.

To reduce the opportunities for crime and disorder 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. Ground floor windows overlooking the semi-private space must be defended by planting. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.



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The landscape plan (LANDP001 Rev 002) does not show the boundary treatments as required above.

To reduce the opportunities for crime and disorder we would ask that the following condition is attached to any consent:

Condition 1: Each of the apartment blocks shall sit within an area of semi-private space. This space shall 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 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. The details of the boundary treatment should be approved in writing by the Local Planning Authority prior to the commencement of building works. The development shall only be carried out in accordance with the approved details and maintained thereafter.

Reason 1: To ensure safe and secure development and contribute to reducing crime, in accordance with Local Plan Policies CS8 and CS16 and the NPPF (as amended), specifically paragraph 130, sub paragraph f.

The pedestrian access for Block B is recessed, this reduces the natural surveillance of the access door, which increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder the access door should be moved to the front build line.

A large cycle store has been provided within each apartment block. To provide for the security of the cycles a Closed Circuit Television (CCTV) system should be fitted within each building with cameras deployed to provide images of the cycle store. The cycle racks, should be such that the frame and the wheel can be secured.

The removal of the access (vehicular and pedestrian) from Martin Road, has reduced the opportunities for crime and disorder. However, lighting will be required within all of the parking areas to provide for natural surveillance of the footpaths and parked motor vehicles during the hours of darkness.

The “land for future development” to the north of the site is not secure. A large area of land that is accessible to the general public without purpose has the potential to become a place within which people will gather and cause anti-social behaviour. To reduce the opportunities for crime and disorder this area must be enclosed by a security boundary treatment at least 1.8m high. Any access gates should be of a similar height to the adjacent boundary treatment. Care should be taken with the design of the gates to ensure that locks, handles, bolts etc. do not create handholds or footholds that can be used to overcome the barrier.

A lighting design has not been submitted. Lighting is shown to reduce crime, disorder and the fear of crime. 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. A high level of lighting will be required within the parking areas. To



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reduce the opportunities for crime and disorder we would ask that the following condition is attached to any consent:

Condition 2: The lighting scheme must conform to the relevant sections of BS 5489-1:2020. The details of the lighting scheme should be approved in writing by the Local Planning Authority prior to the commencement of building works. The development shall only be carried out in accordance with the approved details and maintained thereafter.

Reason 2: To ensure safe and secure development and contribute to reducing crime, in accordance with Local Plan Policies CS8 and CS16 and the NPPF (as amended), specifically paragraph 130, sub paragraph f.

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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