



HAMPSHIRE

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PO9 2AX

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

22nd October 2021 —

Dear Mr. Oliver,

LAND EAST OF, ST GEORGES AVENUE, HAVANT

Thank you for 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 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."



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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. Hampshire Constabulary cannot support this application if the dwellings do not have this basic level of protection.

Boundary treatments between dwellings are shown as being 1.2m high, this is not high enough to provide for the security of the dwellings, nor for privacy which you would expect within your rear garden. To provide for the security of the dwellings the boundary treatments must be at least 1.8m high. As these boundary treatments do not provide security for the dwelling Hampshire Constabulary cannot support the application.

Plot numbers 188 and 189 are adjacent to a footpath which itself is adjacent to an area of Public Open Space (POS). The current configuration increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder a robust boundary treatment of vertical railings 1m high should be placed along the side of the path adjacent to the dwellings.

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 plan shows two large areas of Public Open Space (POS), such places are often places within which people gather, which can lead to disorder (Anti-Social Behaviour (ASB)). Should incidents occur areas of POS are difficult to police. To reduce the opportunities for crime and disorder both areas of POS should be enclosed by a robust boundary treatment at least 1m high. There should be at least 2 entry / exit points within the boundary treatment. Planting within the two areas should be such that it does not obscure natural surveillance of the spaces from within or without, nor create a place within which a person might lie-in-wait unseen.

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 (rear garden access for plots 51 and 52 are examples of this, there are many more), this increases the opportunities for crime



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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 a condition is formulated and attached to the consent relating to the security of the rear access gates. The condition should ensure that all rear garden access gates are fitted with a robust key operated lock that can be operated from both sides of the gate. The lock should be designed for exterior use.

A number of car parking spaces are accessible from the areas of Public Open Space (POS), this increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder the parking spaces need to be isolated from the POS. This can be achieved by placing a robust boundary treatment between the parking spaces and the POS.

To provide for the safety and security of residents and visitors, 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 1: 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 Core Strategy Policies CS8 and CS16 and the NPPF (As Amended).

Finding appropriate solutions to the design issues highlighted within this letter is fundamental to providing a development where crime, disorder and the fear of crime do not undermine the quality of life or community cohesion.

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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