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Planning Services
Fareham Borough Council
Civic Offices
Civic Way
Fareham
Hampshire
PO7 6AE

Our ref: app/19
Your ref: P/18/1073/FP

25th October 2019

Dear Mr. Wright,

LAND TO THE SOUTH OF ROMSEY AVENUE, FAREHAM

Thank you for your letter of the 18th October 2019 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

The National Planning Policy Framework makes clear the Governments 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”.

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 continues “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 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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Plot numbers 23 to 48, all appear to back onto a piece of public open space and car park, there is very little natural surveillance of this open space and car park, which increases the opportunities for crime and anti-social behaviour. To reduce the opportunities for crime and anti-social behaviour there should be greater natural surveillance of this open space and car park from the surrounding dwellings. To provide for the security of the dwellings, the rear boundary treatments abutting this open space should be 2.1m high consisting of 1.8m close board fence (or wall) topped with 300mm of trellis.

A footpath / cycle way is shown from the car park adjacent to plot numbers 19 to 22 running through the open space and leaving between the parking spaces adjacent to plot numbers 47 and 48. Such connectivity significantly increases the vulnerability of the area to crime and anti-social behaviour and makes policing the area more difficult. To reduce the opportunities for crime and anti-social behaviour this connectivity should be removed from the final scheme, leaving the only access to that area the road access between plot numbers 31 and 40.

It appears from the plans that it is possible to access the flank wall of plot number 29 from an area of public open space. This increases the opportunities for crime and anti-social behaviour, especially if the flank wall contains ground floor windows. To reduce the opportunities for crime and anti-social behaviour a garden at least 1.5m wide should be provided along this elevation. The garden should be enclosed by a robust boundary treatment, if a window is provided within the elevation to allow for natural surveillance this boundary treatment could be hoop topped railings at least 1.2m high.

It appears from the plans that some rear garden access gates are accessed via a rear communal access footpath or from an area of open space, this increases the opportunities for crime and anti-social behaviour. Some acquisitive crimes such as theft and burglary are often facilitated by easy access to the rear garden. To reduce the opportunities for crime and anti-social behaviour all rear garden access should be in curtilage if this not desirable then all rear garden access gates should be fitted with a key operated lock that can be operated from both sides of the gate.

The rear garden access for plot number 49 is via a rear access foot path, this has created a footpath with very limited natural surveillance, which increases the opportunities for crime and anti-social behaviour. To reduce the opportunities for crime and anti-social behaviour the back garden gate for plot number 49 should be moved to the end of the footpath in line with the boundary treatment for plot number 48, putting the footpath within plot number 49's curtilage.

The documentation supporting this application is poor, I was unable to locate plans and elevations relating to the dwellings themselves nor a comprehensive boundary treatment plan.

To the south of the development area there is a large area of land, it is not clear from the documentation what this land is to be used for. Given its size we would be concerned if access to this space were not managed so as to prevent the space becoming a hot spot for anti-social behaviour.



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To provide for the safety and security of residents and visitors lighting throughout the development should conform to the relevant sections of BS5489:2013.

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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