



HAMPSHIRE & ISLE OF WIGHT
CONSTABULARY

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Email address:

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Gregg Chapman
Planning Services
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Date: Wednesday 10th December

Your ref: RM/25/100430

Dear Gregg

Re: One Horton Heath – Quobleigh Breach, Horton Heath, Fair Oak

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, including 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 and disorder, do not undermine the 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 s.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, disorder and serious violence.

The site plan shows that parking provision is mainly located to the rear of properties. To accommodate this there are footpaths to the rear of most properties providing access to the rear boundaries of dwellings. The Design and Access Statement states that robust boundary treatments will be robust at a minimum of 1.8m high; which we are supportive of. Secured by Design also recommend robust rear boundary treatments to a minimum of 1.8m. As residents will be likely to enter their home through the rear garden, due to the parking arrangements, it is recommended that the rear garden gate is the same height of the fence.

The rear garden gate, should also be fitted with a lock that is operable by a key from both sides of the gate.

Secured by Design recommends that where communal parking courtyards are necessary, bays should be sited in small groups, close and adjacent to homes, be within view of active rooms and clearly marked so that it is obvious which parking spaces belong to which dwelling. Secured by Design discourage the use of rear parking courtyards for the following reasons:

- They introduce access to rear elevations, which may leave dwellings vulnerable to burglary (however, robust boundary treatments and lockable gates will help to reduce the risk of this)
- In private developments they are often unlit and therefore increase the fear of crime
- They can provide areas of concealment which can encourage antisocial behaviour

The Lighting Assessment shows that the parking areas will be lit; Secured by Design recommend that communal parking areas should conform to the relevant sections of BS5489-1:2020.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

S. Wheaton

Designing Out Crime Officer

Hampshire & Isle of Wight Constabulary

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 therefore can be no guarantee that the measure will prevent crime. The advice is given with no intention of creating a contract. Neither the Home Office or the Hampshire and Isle of Wight Constabulary take any other legal responsibility for the advice given.