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Planning Services
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Hampshire
PO9 2AX

Our ref: app/20
Your ref: APP/19/01166

3rd June 2020 —

Dear Mr. Eaves,

COLT INTERNATIONAL, NEW LANE, HAVANT, PO9 2LY

Reference A: Letter from Drew Smith Limited, reference: DSH0203/CRLet2/DO'S, dated 27th May 2020

Thank you for your email of the 28th May 2020.

The letter at reference A, positively addresses a number of the points that I raised in my letter of the 5th May 2020. I am pleased to note that rear access gates will be fitted with key operated locks that operate from both sides of the gate, and that the cycle stands and lighting will be improved. However, my main concerns with this development are, the area of Public Open Space (POS) adjacent to plot number 34 and the footpath / cycleway, connecting the POS to New Lane. Whilst Drew Smith have made some changes to provide for better natural surveillance of the POS and are to provide column lighting along the footpath / cycle way, these will only give some mitigation against crime and anti-social behaviour.

I first commented on the development of this site under planning application number: APP/18/00244, on the 15th May 2018. Within that letter I highlighted my concerns with the footpath and Public Open Space (POS), see the paragraph below, which is an extract from that letter:

"A footpath is shown connecting Martin Road with New Lane running along the southern boundary of the development. There is very little natural surveillance of this



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footpath with connects with the areas of public open space and the proposed industrial units. This footpath significantly increases the vulnerability of the site to crime and anti-social behaviour. Planning guidance advises that layouts should “minimise the creation of unsupervised and unsafe public spaces and unsafe access routes.” To reduce the opportunities for crime and anti-social behaviour this footpath should be omitted from the final scheme. If such a route is required it should pass to the front of the dwellings, not go via public open space and be isolated from the industrial units.”

The footpath / cycleway will not be safe, this connectivity will increase the opportunities for crime and anti-social behaviour within the POS and the wider development. This appears to be in conflict with Havant Borough Council’s (HBCs) Core Strategy, Policy CS 16:

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;

At reference A, Drew Smith Limited makes clear that the Public Open Space (POS) and the footpath / cycleway connecting this area of POS to New Lane is a requirement of the Section 106 agreement, which was signed on the 29th January 2019.

I have consistently raised concerns, with the POS and the footpath / cycleway and yet these features still remain, largely unaltered. No attempt has been made to address my concerns by amending the layout of the development, which is the most effective way of reducing the opportunities for crime and disorder.

Hampshire Constabulary cannot support the planning application with this arrangement of POS and the footpath / cycleway. Given that the requirement for this connectivity forms part of the section 106 agreement, which was signed after my initial comments were received, even at this late stage, we would recommend that the developer is released from the requirement to provide this connectivity and that the footpath / cycleway is removed from the approved scheme.

The prevention of crime and disorder¹ is an objective of Section 17 of the Crime and Disorder Act 1998 (as amended), the National Planning Policy Framework and the Planning Practice Guidance. It is clear that the Government’s intension is that the design and layout of a development must reduce the opportunities for crime and disorder.

¹ In the context of this letter disorder also includes Anti-Social Behaviour (ASB)



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Moving forward we are keen to ensure that appropriate and safe connectivity is incorporated into future development. To that end we would be grateful if you would advise us with whom we could address this issue.

Thank you for your assistance in this matter. 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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