



HAMPSHIRE

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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/20
Your ref: APP/19/01166

5th May 2020 —

Dear Mr. Eaves,

FORMER SITE OF COLT INTERNATIONAL LTD, NEW LANE, HAVANT, PO9 2LY

Thank you for your letter of the 27th April 2020 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 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 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 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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The documentation accompanying the application does not contain any reference to crime or anti-social behaviour nor its mitigation. Therefore, I have concluded that crime and anti-social behaviour and their mitigation have not been considered during the development of this proposal.

The Police Beat within which this development is located is an area from which we receive regular reports of crime and anti-social behaviour.

The comments within my letter of the 16th January 2020 are still relevant.

The area of Public Open Space (POS) together with the associated footpath / cycle way leading to New Lane is still a cause for concern. As proposed there is some overlooking of the POS from the nearby dwellings (I do note the adjustment in the position of plot numbers 30 to 33 to provide for better natural surveillance of the POS). There is no natural surveillance of the footpath / cycleway. The POS lies on the transit route from Bartons Road to New Lane. It is an area within which people will gather (timber feasting tables and the board walk are provided) at all times of the day and night. The connectivity with New Lane will draw people into the development and provide an escape route making policing more difficult. All of which disproportionately increase the opportunities for crime and anti-social behaviour. To provide a safe environment for those using the POS and the footpath / cycle way we recommend that the two are separated, or that the footpath / cycleway to New Lane is removed from the scheme. However, if the planning authority is minded to allow this configuration, to reduce the opportunities for crime and anti-social behaviour we would ask that planting within the POS and along the footpath / cycle way is such that it does not obscure natural surveillance of the POS or the footpath, nor that it creates a place within which a person might lie-in-wait. The landscape design and access statement shows bollard lighting along the footpath / cycleway, such lighting does not provide sufficient light to provide a safe environment for those using this route after dark which increases the opportunities for crime and anti-social behaviour. To reduce the opportunities for crime and anti-social behaviour column lighting should be provided along this route.

A small area of public open space is shown adjacent to plot number 26. There is very little natural surveillance of this space, the feasting table will encourage people to gather within this space, which will increase the opportunities for crime and anti-social behaviour. To reduce the opportunities for crime and anti-social behaviour the timber feasting table should be removed.

For a number of dwellings external rear garden access is via a communal rear access footpath. Such footpaths increase the opportunities for crime and anti-social behaviour. Some acquisitive crimes such as burglary and theft are often facilitated by easy access to the rear of the dwelling. To reduce the opportunities for crime and anti-social behaviour all rear garden access should be in curtilage. However, if the planning authority is minded to allow a design with such rear garden access arrangements to reduce the opportunities for crime and anti-social behaviour we would ask that:



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1. All rear garden access gates should be fitted with a key operated lock that operates from both sides of the gate
2. Secure access gates are fitted at the start of each communal rear access path. These gates should be visually permeable, (perhaps a railing gate), at least 1.8m high and fitted with a locking mechanism that can be operated from either side of the gate. The design of the gate should be carefully considered to ensure that features such as locks and handles etc. do not create handholds and footholds that facilitate climbing the gate.

Within the public realm "Sheffield Stands" are provided for visitor pedal cycle parking. Such stands only provide limited security for pedal cycles. To improve security for pedal cycles, cycle stands with secured by design accreditation (an example of which is a streetpod secure bike stand) should be fitted.

To provide for the safety and security of residents and visitors lighting throughout the development (including parking areas and external to the cycle stores) should conform to the relevant sections of BS 5489-1:2013.

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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