

Drew Smith House, 7-9 Mill Court, The Sawmills
Durley, Southampton, SO32 2EJ
Tel: 01489 861 400
Email: info@drewsmith.co.uk
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Our Reference: DSH0203/CRLet2/DO'S

FAO: S York
Designing Out Crime Officer
Via: David Eaves
Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

27th May 2020

Dear S York,

Ref: Reserved Matters – APP/19/01166

Following receipt of your letter dated 5th May 2020, regarding the above planning application, I write in response to comments received and outstanding issues raised.

Although the documentation accompanying the application does not contain any specific reference to crime or anti-social behaviour, nor its mitigation. These aspects have been considered throughout the design evolution of the scheme. The Design & Access statement does touch upon enhanced natural surveillance created through the placing, positioning and rotation of taller dwellings to overlook open spaces and amenity areas, with defensible space to the front of properties.

While we appreciate your concerns regarding the area of Public Open Space (POS), together with the associated footpath/cycle way leading to New Lane. This connection of a footpath/cycle way through to New Lane, was secured as an obligation as part of the S106 agreement that accompanied the outline planning permission. The location of the POS itself was also considered at outline stage. We have therefore developed our designs on the basis of the S106 obligation and the POS location from the outline planning permission and through pre-application discussions.

In response to the other comments you originally raised in your letter of 16th January 2020, in addition to moving plots 30-33 further east and rotating them further to face the POS, we have agreed to reduce the landscape planting to create a more open feel. The car parking spaces to the north of the POS have been moved further apart to allow for shrub planting between, rather than trees. This will also allow the opposite plots to have a clear view through to the POS. Plot 34 is side facing, and will therefore, directly overlook the POS. As well as reducing the extent of planting, we have changed the bollard lighting to column lighting as requested. Please find attached/enclosed revised plans that address both planting and lighting concerns. These also show the removal of the feasting table adjacent to plot 26.

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We understand your concerns in relation to rear garden access, and as such, we propose to include both of your suggestions in this regard. We will fit rear garden access gates with a key operated lock that operates from both sides of the gate. Secure access gates will also be provided at the start of each communal rear access path, in accordance with the requirements detailed in your letter. We will also replace the proposed 'Sheffield Stands' for visitor pedal cycle parking, with secured by design bike stands as suggested.

The lighting strategy will be further progressed beyond planning, through detailed technical design, to ensure further conformity to the relevant sections of BS 5489-1:2013.

Beyond planning consent, we would be happy to meet with yourselves to discuss any further specific requirements to make the site as safe as possible with regard to potential crime and anti-social behaviour. It is in our own interests that our prospective residents will feel safe in their new environment, as well as limiting the potential for further burden on Hampshire Constabulary resources regarding crime.

I hope that the above/attached is acceptable and that you can support our application. In the meantime, should you have any queries or require any further information please feel free to contact me.

I look forward to hearing from you.

Yours sincerely,

D. O'Shea

Daniel O'Shea,
Planning Manager