



HAMPSHIRE

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Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: app/21
Your ref: APP/21/00989

4th October 2021 —

Dear Ms Wells,

CABBAGEFIELD ROW, OPPOSITE 123-133, SWANMORE ROAD, HAVANT

Thank you for your letter of the 24th September 2021 and 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 (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, 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 advises: "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



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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.”

This area of Leigh Park (to the south of Swanmore Road) is an area from which we receive high numbers of reports relating to crime and disorder. The layout of the existing development, its open spaces, permeability / connectivity and lack of natural surveillance all contribute to the high levels of crime and disorder.

These attributes are present within the proposed development. There are a number of areas of public open space to the rear of the dwellings, these spaces provide permeability and access to the rear of the dwellings. There is little if any natural surveillance of these spaces, which significantly increases the opportunities for crime and disorder.

The development itself provides connectivity from Swanmore Road to the Public Open Space (POS) to the north of the proposed development. This will draw people and vehicles into this development to access the POS which further increases the opportunities for crime and disorder.

In our opinion the proposed layout does not comply with Havant Borough Council's Core Strategy, Policies CS8 (specifically points 1, 3 and 4) and CS16 (specifically point 2.a). Hampshire Constabulary must object to the layout as proposed.

The design and layout of a development influences the opportunities for crime and disorder (Anti-Social Behaviour (ASB)). The presence of good natural surveillance of the public realm, defensible space (especially about dwellings), good lighting and appropriate connectivity and permeability will reduce the opportunities for crime and disorder. Collectively these attributes are generally referred to as the Crime Prevention Through Environmental Design (CPTED) principles.

The Secured by Design Award Scheme¹ brings the CPTED principles into a single award. Research has shown that developments achieving the Secured by Design award suffer less crime and disorder.

To that end we would ask that following planning conditions relating to the prevention of Crime and Disorder are applied to any consent, worded, as below (or with words conveying the same meaning):

CONDITION 1: Prior to any above-ground works, details of full 'Secured by Design' Accreditation shall be submitted and approved in writing by the Local Planning Authority. The details shall demonstrate consultation with the Hampshire Constabulary Designing Out Crime Officer and that each building or such part of a

¹ The Secured By Design (SBD) Award Scheme is a police initiative to guide and encourage those engaged with the specification, design and building of new homes to adopt crime prevention measures. Secured by Design has been proven to reduce the opportunities for crime and the fear of crime, creating safer, more secure and sustainable environments. Secured by Design is owned by the UK Police Service and is supported by the Home Office.



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building can achieve accreditation. The development shall only be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure safe and secure development and contribute to reducing crime and disorder, in accordance with the Core Strategy, Policies CS8 and CS16 and the NPPF (As Amended).

CONDITION 2: Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features are to be permanently retained.

REASON: To ensure safe and secure development and contribute to reducing crime and disorder, in accordance with the Core Strategy Policies CS8 and CS16 and the NPPF (As Amended).

CONDITION 3: Prior to the commencement of works details of the lighting scheme shall be submitted and approved in writing by the Local Planning Authority. The design of lighting scheme must comply with BS 5489-1:2020 and discharge any liabilities attached to that standard. The development shall only be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure safe and secure development and contribute to reducing crime and disorder, in accordance with the Core Strategy Policies CS8 and CS16 and the NPPF (As Amended).

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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