

Subject: RE: Planning Application APP/21/00989 Cabbagefield Row, opposite 123-133, Swanmore Road, Havant

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Dear Lesley,

Thank you for your emails below.

I have spoken with my client (PCC) and we have the following comments to make:

In regards to the drainage comments from HCC Local lead flood authority:

The land used to access the watercourse is owned by PCC within their PRED portfolio (Planning, Regeneration and Economic Development) rather than the Housing portfolio, but is still PCC land, so this is not an issue for PCC (ownership plan attached).

The drainage strategy is 'high level' as this is an outline application and therefore my client would like to request the detail is conditioned as although the application does address layout, in what is a detailed outline application, there are still many factors to the reserved matters applications which will still need to be addressed and we believe the level of strategy applied at this stage is appropriate with the detail being covered by conditions which would have to be met to enable delivery of the scheme.

The crime officers comments seem to overlook the fact the house type layouts mostly have the habitable lounges to the rear and therefore whilst front doors are on the street front from an active point of view, internal surveillance is via kitchen areas. The habitable lounges overlook the rear gardens and in-turn provide opportunities for surveillance to the landscaped spaces beyond. Possible solutions are in the detail of the rear garden boundary treatments (allowing permeability from rear gardens onto these landscaped spaces) and/ or restricting those landscaped spaces from being within the wider public by enclosing them with boundary railings (or other restrictive treatments) at either end, so that they are only in the useful domain of the dwellings that back on to them.

Such detail can be fully addressed in the landscaping reserved matters application but such a strategy as indicated above can be set out now to try and appease the crime officer's concerns if required.

With regards to the public open space to the northern end of the site, it obviously will need to remain access to the wider countryside. The proposals are for housing fronting onto this space with more far more surveillance than is currently available to the site which allows the current anti-social behaviour. Again there are solutions in terms of landscaping restrictions from the access roads onto the open space (defensible planting/ bunds/ railings etc) that can be used to border the open space from the development as well as restricting access points with kissing gates/ turnstiles etc. at entry points. Again this would be addressed in detail in the landscaping reserved matters application, but a high level strategy can be proposed at this state to inform the crime officers comments if required.

With the above in mind, myself and my client would like to take you up on your offer of a Teams meeting once you have a few more consultee comments back, so we can run through and address these issues.

In the meantime should you have any further comments, please do not hesitate to contact me.

Kind regards,

Michael Saunders – Partner

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