

1. The northern most access from the Hayling Billy Coastal Path gives access to the rear of plot numbers 76 to 87, there is very little natural surveillance of this access route, which increases the opportunities for crime and anti-social behaviour. Planning guidance advises, "In general urban block layouts provide an efficient template with building fronts and entrances to public spaces and their more private back to private spaces. Such layouts minimise the creation of unsupervised and unsafe public spaces and unsafe access routes." To reduce the opportunities for crime and anti-social behaviour greater natural surveillance of the access route needs to be provided from the nearby dwellings.

It is not considered that the northern most access from the Hayling Billy Coastal Path would increase the opportunities for crime and antisocial behaviour and would benefit from an appropriate level of natural surveillance by virtue of the surrounding properties. The Planning Portal defines Natural Surveillance to be "the discouragement to wrongdoing by the presence of passers-by or the ability to be seen out of surrounding windows. Also known as passive surveillance". Plots 72 and 87 are both designed as corner turner properties and as such front onto this area. Furthermore, plots 76 through to 83 all benefit from windows within the rear elevations which face directly onto this area and as such Barratt David Wilson Homes consider that there is an appropriate level of natural surveillance within this area.

2. The external rear garden access for some dwellings is provided via a communal rear access footpath, this increases 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 garden of the property. Planning guidance advises, "Planning should promote appropriate security measures", it continues, "Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits." To reduce the opportunities for crime and anti-social behaviour all rear garden access should be in curtilage. If this is not desirable all rear garden gates should be fitted with key operated locks that can be operated from both sides of the gate.

All rear gardens will be fully secured and enclosed. Properties, which benefit from rear garden access (which is required to facilitate Bin and Cycle storage and is a planning policy requirement), will have a gate fitted with a lock to prevent unauthorised access.

3. The southern boundary treatment Plot number 1, is located half way long the southern flank wall, this has created a deep recess which can be easily accessed from the public realm, which increases the opportunities for crime. To reduce these opportunities the boundary wall should be moved much closer to the front building line.

Barratt David Wilson Homes does not consider that the proposed boundary treatment to the south in relation to plot 1 is inappropriate nor would it increase the opportunities for crime. Plot 1 is the first plot on entrance to the development and as such benefits from a high level of natural surveillance by virtue of the main road into the development and the properties which surround it which all benefit from windows which face onto this area. Furthermore, the southern boundary abuts the existing properties in Sinah Lane, all of which also benefit from windows within the rear elevations of these properties. The proposed boundary treatments have been designed so that they are 1.8 metres in height and will be fully secure to minimise the opportunities for crime or unauthorised access. To bring this boundary forward, in line with the front elevation of plot 1, would not be considered to further decrease the opportunities for crime in this location. Furthermore, it would result in an undesirable design, which results in the loss of a landscaped area to the front of plot 1, which is considered to be a key feature on entrance to the development.

4. From the plans it appears that plots number 73 and 71 have a flank wall that can be easily accessed from the public realm, this increases the opportunities for crime and anti-social behaviour. Planning guidance advises, "There should be a clear definition between public and private space. A buffer zone, such as a front garden, can successfully be used between public outdoor space and private internal space to support privacy and security." To reduce the opportunities for crime and anti-social behaviour a private garden at least 1.5m wide should be provided along these elevations. The garden should be enclosed within a robust boundary treatment at least 1.8m high.

Having reviewed the proposed Boundary Treatment Plan, Barratt David Wilson Homes can confirm that Plot 71 is proposed to be fully enclosed and secured with a 1.8 metre close boarded timber fence to the side and rear boundaries. Furthermore, whilst it is acknowledged that the eastern boundary abuts a small area of open space, it is considered that there is an appropriate level of natural surveillance in this location as plots 43, 44 and 45 all benefit from windows within the rear elevation which face directly onto this area. The eastern boundary of the development site (which abuts the Hayling Billy Trail) is also well established and secure and as such, it is considered that appropriate measures have been put in place to minimise the opportunities for crime and antisocial behaviour in relation to this plot.

With regards to plot 73, we can advise that this plot will also be secured with a 1.8 metre close boarded timber fence to the side and rear boundaries. It is considered that plots 72 though to 75 all benefit from a high level of natural surveillance by virtue of the surrounding properties which all benefit from windows which directly face onto these areas. Plot 72 in particular is a corner turner property, which benefits from a front garden area, which increases natural surveillance in this area. On this basis, it is considered that appropriate measures have been put in place to minimise opportunities for crime and antisocial behaviour in this location.

5. To the north of the development site is a large area of open space, it appears possible to access this space from roads within the development; this increases the opportunities for crime and anti-social behaviour. To reduce the opportunities for crime and anti-social behaviour appropriate measures should be put in place to prevent unauthorised vehicles (including motor cycles) accessing this space.

The area of open space to the north will be utilised as a mitigation area for Brent Geese and Waders. It is proposed that access to the mitigation area is provided via a new farm gate at the northern extent of the residential development (as shown on the proposed layout) which will be clearly identified as being for management purposes only with no unauthorised access. This will be a 2m tall mesh gate (approximately 12ft wide) to make sure access by residents is not possible. A Winter Bird Mitigation Strategy has been submitted as part of the planning application which confirms the above and will be conditioned as part of the planning consent. On this basis, it is considered that appropriate measures will be put in place to prevent any unauthorised vehicles (including motor cycles) from accessing this space.

6. One of the boundary treatments is shown as 1800mm high brick wall with timber fence panel. Care needs to be taken with the construction of these boundary treatments to ensure that a person cannot easily gain access to the top of the low wall and standing on the wall climb over the fence.

Barratt David Wilson Homes does not consider that the proposed boundary treatment referred to above is inappropriate nor will it increase the opportunities for crime. The areas within the proposed development where a dwarf brick wall is proposed with brick piers and a timber infill panel (at a height of 1.8 metres), all benefit from a high level of natural surveillance by virtue of properties directly overlooking these areas through surrounding

windows. On this basis, it is not considered that the proposed boundary treatment would cause any detrimental impact or increase opportunities for crime.

7. To provide for the safety and security of residents and visitors, lighting throughout the development should conform to the relevant sections of BS 5489:2013.

Lighting will be provided throughout the development to an adoptable standard.