



HAMPSHIRE

CONSTABULARY

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Dear Mrs. Haywood
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: app/19
Your ref: APP/18/00724

7th October 2019 —

Dear Mrs. Haywood,

LAND AT SINAH LANE, HAYLING ISLAND

Thank you for your letter of the 20th September 2019 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 northern most access from the Hayling Billy Costal 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.

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



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desirable all rear garden gates should be fitted with key operated locks that can be operated from both sides of the gate.

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.

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.

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.

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.

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.

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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