



HAMPSHIRE

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Planning Services
Havant Borough Council
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Hampshire
PO9 2AX

Our ref: app/19
Your ref: APP/19/00324

15th October 2019

Dear Mr. Weaver,

5 – 7 STATION ROAD, HAYLING ISLAND

Thank you for your letter of the 9th October 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 ground floor apartment number 1, overlooks the pedestrian access route from Station Road. It appears easily possible to access the windows of apartment number 1 from this access route, 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, some defensible space should be provided for these windows. The defensible space should be at least 1m wide and protected by a robust boundary treatment, perhaps hoop topped railings at least 1.2m high.

Ground floor apartments numbers, 2, 3 and 4, each have French windows overlooking Hayling Park. Reading the proposal it appears easily possible to access these doors from Hayling Park, this increases the opportunities for crime and anti-social behaviour. Planning guidance advises, "Good landscape design can help the natural surveillance of an area, creatively help differentiate public and private space and, where appropriate, enhance security." To reduce the opportunities for crime and



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anti-social behaviour a robust boundary treatment should be placed between the development site and Hayling Park. Additionally area immediately outside of the French windows should be enclosed within a robust boundary treatment at least 1.2m high.

The cycle store is shown with a window and double doors, planning guidance advises "Planning should promote appropriate security measures", it continues, "Taking proportionate security measure should be a central consideration to the planning and delivery of new developments and substantive retrofits." To provide for the security of the pedal cycles, the window should be removed from the approved scheme and the double doorset should be replaced with a single doorset.

There is very little natural surveillance of the door giving access to parking spaces numbers 20 to 24, and the parking spaces themselves this increases the opportunities for crime and anti-social behaviour. Planning guidance advises, "Natural surveillance of parked cars is an important consideration." To reduce the opportunities for crime and anti-social behaviour, a Closed Circuit Television (CCTV) system should be fitted with cameras deployed to provide images of the external door in the undercroft and parking spaces 20 to 24.

To provide for the safety and security of residents and visitors, lighting throughout the development (including the undercroft car park) should conform to the relevant sections of BS5489:2013.

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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