

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

Date: 15th August 2018
Enquiries to: Stuart York
Direct Line: 023 8047 8566
Our reference: app/18
Your reference: APP/18/00724

Dear Mrs. Haywood,

LAND AT SINAH LANE, HAYLING ISLAND

Thank you for your letter of the 6th August 2018 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

Two pedestrian accesses are shown from the Hayling Billy Costal Path into the development. One of these is close to plot number 17 and gives direct access to the allocated parking for plot number 17. There is no overlooking of these parking spaces and the easy access from the Costal Path increases the opportunities for crime. Planning guidance advises that "Planning should promote appropriate security measures" it goes on "Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits." It further states that "Natural surveillance of parked cars is an important consideration." To reduce the opportunities for crime this access from the Costal Path should be omitted from the final scheme. Or the area should be redesigned to provide for greater natural surveillance of those entering from the Costal Path and the vehicle parking spaces should be in-curtilage.

Plot numbers 17 and 18 (there maybe others) do not have a boundary treatment to the front and side of the dwelling, as a result it is possible to easily gain access to the ground floor windows, this increases the opportunities for crime. 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 the front and side gardens should be enclosed within a boundary treatment (perhaps hoop topped railings) approximately 1m high.

Plot numbers 121 and 122, overlook a small area of Public Open Space (POS), both of the access footpaths from which it is possible to access the ground floor windows, run alongside the POS, indeed it may be assumed to be part of the POS; such an arrangement 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 garden should be provided adjunct to the footpaths, to protect the space a boundary treatment perhaps hoop topped railings approximately 1m high should fitted along the boundary with the POS.

It is possible to gain access the rear of a number of properties from an area of Public Open Space (POS) (plots 34 to 45 are examples of this), this increases the vulnerability of these properties to crime and anti-social behaviour. Planning Guidance advises that "Planning should promote appropriate security measures" it goes on "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 disorder, the fence height should be increased to 2.1m and constructed as 1.8m close boarded fence, topped with 300mm of trellis, additional planting should be placed along the side of the fence with the POS.

Within the development there is an area of POS shown, named as "The Orchard". There is good natural surveillance of the POS from the overlooking dwellings, however, planting within the POS should not obscure the natural surveillance of the POS from within or without.

The boundary treatments for a number of dwellings are shown as 1.8m high brick wall with fence panel insert. Care should be taken with the construction of these boundary treatments to ensure that an intruder cannot step on to the brick wall and then step 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 BS5489:2013. I do note that whilst the proposed lighting plan provides adequate lighting along the majority of the roads there are several stretches of the road without lighting, specifically the roads outside: plots 19 to 21, plots 22 to 26, 45 and 48, 131 and 132, adequate lighting needs to be provided in these areas. Additionally in the area of plot number 5 to provide lighting along the pedestrian access way.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely,

S York
Crime Prevention Design Advisor

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 the Police and Crime Commissioner for Hampshire take any other legal responsibility for the advice given.