



**POLICE & CRIME  
COMMISSIONER**  
SERVING HAMPSHIRE & ISLE OF WIGHT

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Mrs. H. Lealan  
Planning Services  
Havant Borough Council  
Civic Offices  
Public Service Plaza  
Civic Centre Way  
Havant  
Hampshire  
PO9 2AX

Date: 26<sup>th</sup> February 2016

Enquires to: Stuart York

Direct line: 023 8047 8566

Our reference: app/16

Your reference: APP/16/00060

Dear Mrs. Lealan,

**36, 38 AND 40 STATION ROAD AND 1 WEST LANE, HAYLING ISLAND,  
PO11 0EQ**

Thank you for your letter of the 9<sup>th</sup> February 2016 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to crime prevention.

Both of the communal access doors are deeply recessed, this reduces the natural surveillance of the doors, which increases the vulnerability of the space to crime. To reduce the opportunities for crime these recesses should be removed (significantly reduced) with the doors being moved to the building line.

An audio visual access control system should be provided within the block of flats, this control system should control access to both the front and rear doors.

To provide for the safety of residents it is important that the residential and retail aspects of this development are separated from one another. The residential access doors need to be isolated from the shop's forecourt. The main access to the block of flats is adjacent to the shop's forecourt. This access should be moved further along West Lane so as to provide a gap between the shop's forecourt and the entrance to the flats. Any connectivity between the shop's forecourt and the entrance to flat number 1, should be removed, access to flat number 1 should be directly from Station Road.

Flat numbers 1 and 2 have both French windows and windows that can be easily accessed from the rear car park. These features provide opportunities for crime. To reduce the opportunities for crime defensible space should be provided about the rear of flat numbers 1 and 2. This space should be protected by a boundary treatment (perhaps hoop topped railings) approximately 1m high.

Office of the Police and Crime Commissioner for Hampshire

St George's Chambers, St George's Street, Winchester, Hampshire, SO23 8AJ  
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**Protecting People & Places**



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Flat number 3's gable end window can be easily accessed from the public realm, which provides opportunities for crime and anti-social behaviour. To reduce these opportunities I recommend that the glazing within this window incorporates a pane of laminated glass to BS EN356:2000 class P1A and if it is an opening window a window restrictor is fitted.

The plan shows several benches outside the shops, one being particularly close to the main entrance to the flats. These benches will encourage people to loiter, therefore, I recommend that they are removed from the final scheme.

The cycle store has an external door, to provide for the security of the pedal cycles, access to the cycle store should be from within the building.

The scheme provides 18 flats and 19 parking spaces. Parking is becoming an issue, to reduce the opportunities for confrontation each flat should be allocated a parking space.

To provide for the safety of residents and visitors a high level of lighting should be provided throughout the car park and the shop's forecourt.

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.***

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