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Local Policing Branch

Your Ref: BE/135/17/PL

Our Ref: NW/ARU/17/38A

Date: 8th January.2018

Contact Name: Neville Wren

Dear Mr Temple

RE.Shripney Gardens Caravan Site Shripney Lane Bersted PO22 9NS

Thank you for your correspondence of 21st December 2017, advising me of a Continuance of use without compliance with condition 4 imposed under BE/151/11/ relating to occupancy for which you seek advice from a crime prevention viewpoint.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments.

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and with the level of crime and anti-social behaviour in Arun district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends should be considered.

I have some concerns regarding the proposed mix of temporary and residential accommodation on this site.

The needs of long term residency differ slightly, in that persons living permanently on site require an additional degree of privacy and security beyond that of short term holidays requirements, to live their everyday lives and routines.

From a crime prevention viewpoint there is no clear demarcation between the residential area and holiday homes, or of each residential plot. There is no individual perimeter security for each home. All caravans are located close to each other and privacy is limited. Some homes are located close to the residential houses to the south.

There is a level of permeability to the proposed permanent residential mobile homes from temporary short term holiday visitors who are able to legitimately walk through or between the homes from the rest of the site.

Residential homes will have no privacy from the temporary / short stay holiday residents and are potentially more vulnerable.

If the 12 mobile homes are likely to house residents on a full time basis I would recommend that there is screening such as hedgerows or trees for long term growth along the southern and western perimeter of the site to reduce noise being

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carried to or from neighbouring properties. Hedgerows or fencing should be of sufficient height to shield the location and reduce any noise and be maintained to keep them tidy.

I would also recommend the 12 permanent residential homes are protected and defined by a surrounding wooden panel perimeter fence and consideration should be given to individually providing each plot with a fenced perimeter for safety and privacy. Especially if there is a possibility they are likely to be occupied by families with children, the elderly or vulnerable persons.

It would be beneficial for permanent residents to have storage facilities in the form of a wooden shed for each plot. Section 53 of Secured by Design 'Homes 2015' provide recommendations for shed security and cycle storage. (Details can be found at www.securedbydesign.com under Construction and Design (Design Guides).

I would recommend that each self-contained mobile home has external vandal resistant dusk to dawn switched lighting and that the site waste disposal areas have lighting for use during the hours of darkness.

The private roadway should also have lighting fit for purpose.

Electrical facilities must be securely housed and protected.

Vehicle parking should be within view of an active room within the property. An active room is where there is direct and visual connection between the room and the street or the car parking area. Such visual connections can be expected from rooms such as kitchens and living rooms.

Sussex Police do not support the proposals within the application.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Yours sincerely



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