



## Local Policing Service Improvement & Engagement Department

Your Ref: DM/23/2866      Our Ref: PE/MID/23/14/B      Date: 22<sup>nd</sup> November 2024  
Contact Name: Phill Edwards      Contact Number: N/A      Mobile: 07780987871

Dear Mr Ashdown

**RE: Land East of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex.**

Thank you for your correspondence of 14th November 2024, advising me of an outline planning application for (all matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping. (Additional information received on 8th November 2024) at the above location, for which you seek advice from a crime prevention viewpoint.

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas.

The level of crime and anti-social behaviour in the Mid Sussex district is above average when compared with the rest of Sussex, as indicated within Police.uk. I have no major concerns with the proposals at the location, however, additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered and I would like to raise the following observations.

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.

Since my previous comments of PE/MID/23/14/A dated 15/12/2023 to this outline application, I would like to inform the applicant or their agent that the SBD residential document has been amended.

Mr S Ashdown  
Planning Officer  
Planning Services Division  
Mid Sussex District Council

I would like to direct the applicant or their agent to the SBD website where the residential SBD Homes 2024 document can be found. This document became effective from 1st March 2024. The SBD scheme is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. SBD is owned by the UK Police Service and is supported by the Home Office, Building Control departments in England (Part Q Security – Dwellings). The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure, and sustainable environments. I offer the following comments from a Secured by Design (SBD) perspective as compliance with and along with a successfully gained SBD award fully discharges the requirements of ADQ.

Constructing well designed places, buildings and communities that promote both sustainable communities and health and wellbeing is an objective that Secured by Design widely supports; however, it is imperative that they must also be safe, secure, and accessible. Mitigating the opportunities for crime is not only about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant, and participatory communities. SBD Homes 2024 Preface page 2

I have had the opportunity to examine the detail within the additional information received on 8th November 2024 and I have concluded that no further crime prevention advice is warranted at this stage. I look forward to providing appropriate crime prevention advice at reserved matters.

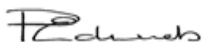
I thank you for allowing me the opportunity to comment.

I would also ask you to note that Sussex Police is now exploring the impact of growth on the provision of policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.

Sussex Police would have no objection to the proposed application as submitted from a crime prevention perspective.

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



Phill Edwards

**Designing Out Crime Officer  
Local Policing Service Improvement & Engagement Department  
Sussex Police Headquarters**

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Sussex Police Headquarters  
Malling House, Malling, Lewes, East Sussex, BN7 2DZ