



Local Policing Service Improvement & Engagement Department

Your Ref: WD/2024/1799/MAO Our Ref: PE/WEA/25/18/A Date 19th May 2025
Contact Name: [REDACTED] Contact Number: N/A Mobile: [REDACTED]

Dear [REDACTED]

RE: Land at Bird in Eye Farm, South of Bird In Eye Hill, Framfield Uckfield TN22 5HA.

Thank you for your correspondence of 12th May 2025, advising me of a planning application for an outline planning application for up to 190 dwellings, associated works, parking, landscaping, publicly accessible open space and SANG provision, with access from the B2102 at the above location, for which you seek advice from a crime prevention viewpoint.

Reason for re-consulting - Appeal reference: APP/C1435/W/24/3356658. *This letter is to inform you that revised plans have been submitted in relation to the above appeal.*

Following the Case Management Conference held on 11 February 2025, the Appellant has submitted a Wheatcroft application, which includes a number of revised plans and accompanying documents, primarily concerning the access arrangements. The Planning Inspector has accepted this submission, and the revised material will now replace the originally submitted plans and documents.

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 using Crime Prevention Through Environmental Design (CPTED) principles and from a Secured by Design (SBD) perspective. SBD is owned by the UK Police service and supported by the Home Office and Building Control Departments in England (Part Q Security – Dwellings), that recommends a minimum standard of security using proven, tested, and accredited products. Further details can be found at www.securedbydesign.com. Due to the application being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

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-

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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 Wealden district is below 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.

In light of the revised submission. I would like to inform the applicant of the amended SBD Residential Guide 2025 edition 1, which addresses the community safety, environmental factors (including the public realm and communal provision) and physical security requirements for all types of dwellings including individual houses, housing estates, low- and high-rise apartment blocks. This document became effective from 1st March 2025.

This edition of the SBD guidance for residential properties has been designed to cater for the security of all new and refurbished homes including those for disabled and older people. The guide incorporates the latest security standards, developed to address emerging criminal methods of attack, and includes references to the Building Regulations and other statutory requirements across the United Kingdom. Constructing well-designed places, buildings and communities that promote both sustainable communities and health and well-being 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. It is important that proposed developments and public realm spaces and community provision are fully inclusive, created for the benefit of all, with safety and security at its core. For example, this Guide reflects upon the Home Office 'Violence Against Women and Girls' (VAWG) agenda, so that consideration is given to environmental design. This ensures such environments promote equality and are safe, inclusive, accessible, pro-social, and of high-quality, meaning that users will want to interact with the space and receive the health benefits that they have potential to offer.

Creating a sense of place where residents are able to go about their daily routine without fear of crime or insecurity is a key element of the Secured by Design initiative. Crime and anti-social behaviour are much less likely to occur if the following seven attributes of sustainable communities taken from 'Safer Places – The Planning System and Crime Prevention' (Home Office 2004) are incorporated:

1. Access and movement: places with well-defined and well-used routes with spaces and entrances that provide for convenient movement without compromising security.
2. Structure: places that are structured so that different uses do not cause conflict.
3. Surveillance: places where all publicly accessible spaces are overlooked.
4. Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.
5. Physical protection: places that include necessary, well-designed security features.
6. Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
7. Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future, encouraging businesses and legitimate business users to feel a sense of ownership and responsibility for their surroundings can make an important contribution to community safety and crime prevention. Clarity in defining the use of space can help to achieve a feeling of well-being and limit opportunities for crime.

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 subject to my above observations, concerns and recommendations having been given due consideration.

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



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

Sussex Police Headquarters

