



## Local Policing Service Improvement & Engagement Department

Your Ref: DC/25/1312

Our Ref: LM/HOR/25/17A

Date 4<sup>th</sup> September 2025

Contact Name: Lee Melbourne

Dear Mr Hawkes,

### **RE: Land West of Ifield Charlwood Road Ifield West Sussex**

Thank you for your correspondence of the 4<sup>th</sup> of September 2025, advising me of a hybrid planning application (part outline and part full planning application) for a phased, mixed-use development comprising: A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (Sui Generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition 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.

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.

Mr Hawkes  
Planning Officer  
Horsham District Council,  
Albery House,  
Springfield Road,  
Horsham,  
West Sussex

As this is a hybrid planning application, I will address each element separately:

**A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works:**

As indicated within the documents accompanying this application, I note that the full planning application focuses on Phase 1 infrastructure. I have reviewed the documents as submitted and have no comments to make from a crime prevention perspective.

**An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (Sui Generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition at the above location:**

As the second part of this planning application relates to an outline element (with all matters reserved) I have no detailed comments to make at this stage. I look forward to being further consulted at the reserved matters stage when I would hope to respond in more detail.

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.

Thank you for giving me an opportunity to offer comments in response.

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

**Miss Lee A Melbourne  
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