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From: David.Elkington@staffordshire.pnn.police.uk
Sent: Tuesday, November 24, 2015 3:23 PM
To: Planning (SMDC)
Subject: Application SMD/2015/0684
Attachments: Former meadows School, Tunstall Road, Knypersley - Extra Care Facility with 70 flats - 2015.doc

Dear Planning

Please find attached our consultation response in relation to the above.

Regards

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"Keeping our Communities Safe and Reassured"

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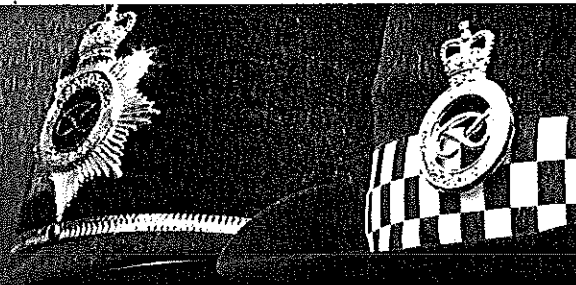
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Application
Reference: SMD/2015/0684

Date: 24th November 2015

Location: Former Meadows School, Tunstall Road, Knypersley

Proposal: Demolition of former school buildings and erection of 70 Extra Care Flats (for the over 55's) comprising 28 1-bed and 42 2-bed flats and associated Hub for community use.

Provision of 37 car parking spaces and associated amenity space and landscaping

The following comments should be considered in the light of the National Planning Policy Framework aim to achieve places which promote '*safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion*', National Planning Practice Guidance and in accordance with Section 17 of the Crime and Disorder Act 1998 (the statutory obligation placed on local authorities to do all they can to prevent crime and disorder), and Article 1 of Protocol 1 of the Human Rights Act 1998.

Staffordshire Police have no objection to the proposals contained within this application. Despite the fact that references within the Design and Access Statement to crime prevention or community safety are rather limited, the design has the potential to be a secure one for the benefits of the residents. The location should be an inherently quiet one and the access road side of the building where residents/staff parking is proposed should have a good level of natural surveillance and social policing by the residents who will overlook it. The resident's garden will be enclosed to provide a secure and peaceful outdoor space.

The hub will house the reception and information desk, which will allow for staff supervision over the space. The hub frontage and public square should be attractive, visible and subject to natural surveillance. Internal buggy/cycle storage has been incorporated, which is welcomed. Oddly, no reference is made within the DAS to access control provision, which will be central to the creation of a safe and secure living environment for the residents. However, it is very pleasing to note that the building has been designed to achieve Secured by Design (accreditation). Given this fact, no doubt an access control strategy has been considered and would certainly form part of the Secured by Design discussions leading to accreditation. Subject to planning approval Staffordshire Police look forward to liaising with the applicants or those acting on their behalf regarding the Secured by Design process.

Crime Prevention advice is given freely without the intention of creating a contract, and all comments and recommendations are site specific. Staffordshire Police and the Home Office do not accept any legal responsibility for the advice given.

David Elkington, Crime Prevention Design Advisor

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