

---

**From:** planningcomments@staffsmoorlands.gov.uk  
**Sent:** 14 July 2018 22:57  
**To:** Planning Comments (SMDC)  
**Subject:** Comment Received from Public Access

Application Reference No. : SMD/2018/0144 Site Address: Croft House Station Road Alton Staffordshire ST10 4BY  
Stoke-on-trent  
Comments by: Alex Clowes  
From:

Denstone Rd  
Alton  
Alton

Submission: Objection

Comments: I herby formally object to the above planning application to turn Croft house into a residential care home for "8-18 year olds who present social, emotional and behavioural difficulties and for children with complex needs including sexualised behaviour and mental health." My reasoning is as follows.

1. The location is not safe for vulnerable young people and the risk assessments appear to ignore some key facts. The site is within meters of a railway bridge and a bridge covering the river Churnet, a vulnerable person could be at both of these sites within minutes. There is also a very busy road immediately outside which is not a safe place for a vulnerable person and a bus stop.
2. The location has a huge transient population moving through it with Alton Towers in close proximity and 100s of tourists attending the nearby pub the Bridge and Talbot who consume alcohol outside in close proximity. This will present a risk to them in trying to procure alcohol and from those consuming it. This is a prime location for absconding with easy access out of the area via taxis.
3. Staffordshire police present the fact that "Staffordshire Moorlands already has a disproportionately high concentration of LAC households." Staffordshire police do not have the resources to service calls to this home with the nearest stations miles away. This presents a risk to the vulnerable children and the public. The fact the private company wishing to develop the property has a paperwork plan does not change the behaviour of the residents and does not remove the risk just attempts to manage it. This is spoken from evidence and experience.
4. There is already a care home I believe in the village "Bank House" which a member of the planning team has stated does not have planning permission, this is third hand information but a worrying precedent. This care home is owned by the same firm that has bought Croft house I am told. Can this please be clarified over the change of use going through planning. The planning portal shows no planning application for change of use? Can its use be clarified?
5. The care firm buying Croft House also own a care home at Windy Harbour some 2 miles away which is currently for sale for nearly half a million pounds. This is a very isolated area. No doubt Croft house would be a much cheaper premise to run and staff could be easily swapped between Bank House to save the company money. So in essence they already have a property. Any fact based risk assessment would show this the be a safer place to reduce absconding and harm to any vulnerable person.
6. All of the paperwork submitted by the firm talks about "Safeguarding a protecting Children" that are resident at the home and rightly so but no provisions for local children who play in the area on regular basis or members of the

public. This firm has a wider duty of care that they can not service. The beer garden within meters and the railway track used by cyclists and tourists?

7. The consultation for the application is non existent and no one in the local area or the local school appears aware until a newspaper article raised it profile. Legislation has clearly been followed yet many have not been aware of this important issue that the community of Alton need to comment on. Farley Parish council has no relevance to the application.

Please kindly consider the points in your deliberations and I ask that any decision making is held in a public forum. Forgive any mistakes as I have had to quickly respond to this taking into account the article saying planning has already been granted.

Many thanks