



STAFFORDSHIRE
POLICE

Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffs
ST13 6HQ

Early Intervention & Prevention Unit
First Floor, Block 6
Staffordshire Police HQ
Weston Road
Stafford
ST18 0YY

Date: 25th April 2024

Application: SMD/2022/0031

Location: Anzio Camp, Buxton Road, Blackshaw Moor, Leek

Proposal: Substitution of two care homes with extra care lodges, Variation of Conditions 2, 18, 18 & 19 and Removal of Conditions of 20, 21, 22 & 24 of SMD/2014/0683

CONSULTATION OF REVISED INFORMATION

The proposal has been reviewed with particular reference to Police CPI's Secured by Design guidance and in accordance with the recognised principles of Crime Prevention Through Environmental Design.

The following comments should be considered in the light of the following:

- Under the heading Promoting Healthy and Safe Communities, Para 96(b) of the NPPF 2023 states "Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings 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 ...";
- Under the heading Achieving Well-Designed and Beautiful Places, Para 135(f) of the NPPF 2023 states "Planning policies and decisions should ensure that developments create places that are safe ... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience"
- Staffordshire Moorlands Local Plan - Design Consideration, Spatial Objective SO10 – "To deliver sustainable, inclusive, healthy and safe communities";
- The statutory obligation placed on local authorities to do all they reasonably can to prevent crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998;
- The 2006 CABI document entitled 'Design and Access Statements: How to Write, Read and Use Them', which states "Statements should demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime".

While acknowledging the stated economic rationale and increased flexibilities behind the proposal to remove the two care homes and provide in their stead, extra care lodges (approx. 60 beds), the concern is that the site and more especially, the elderly/vulnerable residents will potentially be more of a target for unscrupulous outsiders. The care homes would at least have provided the opportunity for layers of physical and soft security including access control and a staff presence. Quite how the extra care lodges (and indeed, the extra care cottages) would operate and the level of care staff support and numbers on site at any one time is unknown. Previous comments have questioned security of the site more generally, including the apparent lack of any controls over or management oversight of access onto the site. It is unclear whether there will be any measures in place to provide any security supervision generally to identify any suspicious individuals/activity with the ability for on-site security to respond promptly to investigate or challenge. Quite a large community of dispersed individuals with care needs and vulnerabilities, on a site with free access, in dwellings which are easily approached and at distance from the community facilities, unfortunately has the potential to attract

unwanted attention. The applicant needs to consider this and ensure all suitable steps (including security measures) will be in place to create as safe and secure a development, and reduce risk/vulnerability, as far as it is possible.

As an observation, while the Masterplan drawing uploaded 28/3/2024 differs to that from 2022, the accompanying revision log has not been updated to reflect the proposed changes.

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
Designing Out Crime Officer

For more information on Secured by Design, design guides and interactive 3D design guides, visit www.securedbydesign.com

Note - Should this application ultimately meet with approval, it is requested that an informative note for the applicant is attached to the bottom of the decision notice directing them to advice on construction site security. Wording along the following lines would be ideal.

'For online advice on construction site security, the applicant's attention is directed to the following publications from recognised bodies:

- Construction Site Security – A Guide (British Security Industry Association)
- Construction Site Security Guide 2021 (Secured by Design)
- Construction Site Security Guide (National Business Crime Centre)'