



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: 28th February 2025

Application: SMD/2025/0015
Location: Well Street Mill, Well Street, Leek
Proposal: Listed Building Consent for the conversion to 17 apartments

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.

Staffordshire Police welcome the principle of conversion to bring an historic redundant building back into profitable use and contribute towards the vitality of the town in general. Doing so would remove an empty and potentially deteriorating building from the town scape. Such buildings can in some circumstances attract a wide range of criminal and anti-social misuse, as well as being unsafe places for anyone who gains unauthorised access. The conversion to residential flats seems an appropriate use choice as long the absence of car parking spaces is not considered insurmountable. Key to the successful redevelopment of the site (from a policing and crime prevention perspective) will be well-conceived access control and visitor arrangements, postal receipt arrangements and suitably robust physical security provision (including for cycle storage) coupled with engaged pro-active site management. Comprehensive observations, comments and recommendations in relation to these considerations have been provided by Staffordshire Police in their consultation planning response to the tandem planning application SMD/2025/0021 (Site conversion to 17 apartments).

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