



STAFFORDSHIRE
POLICE

Planning Department
Staffordshire Moorlands District Council
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Early Intervention & Prevention Unit
First Floor, Block 6
Staffordshire Police HQ
Weston Road
Stafford
ST18 0YY

Date: 13th March 2025

Application: SMD/2025/0051

Location: 4 Millers View, Cheadle, ST10 1XP

**Proposal: Application for Variation of Condition 3 in relation to application
SMD/2024/0241 to change the age range of children accommodated from
8–16 years to 0-18 years**

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 2024 states "Planning policies and decisions should 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 ...";
- Under the heading Achieving Well-Designed Places, Para 135(f) of the NPPF 2024 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".

It is noted that the variation of condition seeks to extend the age of children to be accommodated in both directions – to include those aged 0-8 on the lower side and 16-18 on the upper side. It is understood that this increased range will provide the applicant with greater flexibility in terms of the range of children with learning difficulties who can be accommodated, which at face value, from their practical and commercial perspective, seems a prudent course of action. A concern one might envisage with this approach might be that children at opposite ends of the age spectrum and with entirely different needs/challenges are accommodated under the one roof with resultant stresses that could result. However, one would expect that the Ofsted registration/regulatory framework and inspection regime would have something to say about this and cater for such scenarios informed by their extensive knowledge and years of experience as the regulatory body.

In terms of observations relating to the 0-8 age extension sought, conceivably there might be traffic implications on the estate should there be an increased number of visits from health professionals that might be required, although this is purely hypothetical. There is also the fact that this younger age

group would naturally use prams, pushchairs and possibly wheelchairs more, if and when they are taken out without the use of a car. Given the initial blind bend in the road, lack of pavement and lack of speed calming measures there, this could have implications for their safety. By the same token though, were a conventional nuclear family living there with pre-school age children, potentially the same could apply to them. The introduction of some suitable traffic calming measure on the bend would seemingly be desirable under any circumstances.

In terms of observations relating to the 16-18 age extension sought, the medium risk concerns previously expressed by Staffordshire Police in relation to the original application SMD/2024/0241 particularly in connection with the proximity to the other children's care homes and consequences arising from any negative interaction with their occupants and the proximity to Tean Road rec with its historic anti-social behavioural issues and any adverse implications that might arise for those from the care home who might be vulnerable in any way would be especially pertinent.

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

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