

## Elevate Inspire

### Location Suitability & Community Safety Profile

Residential Children's Home Proposal – 26 Burgh Mill Lane, Dewsbury, WF13 3NN

**Date of Submission:** 16 July 2025

**Prepared by:** Mike Johnson, Director, Elevate Inspire Consultancy

### Table of Contents

1. Executive Summary
2. Property Overview
3. Crime Data Analysis (2022–2024)
4. Safeguarding Strategy
5. Planning Rebuttal Commentary
6. Conclusion
7. Document Control

#### 1. Executive Summary

This assessment evaluates the suitability of 26 Burgh Mill Lane, Dewsbury, as a proposed residential children's home. It provides an overview of local crime trends, contextual risk interpretation, and strategic mitigation aligned with Ofsted registration expectations and Children's Homes Regulations 2015. The analysis confirms compatibility with domestic residential use under Use Class C3(b) and demonstrates proactive safeguarding governance.

#### 2. Property Overview

26 Burgh Mill Lane is a **three-bedroom residential property** in Dewsbury, retaining a standard domestic layout. No structural modifications are proposed. The care model aligns with Use Class **C3(b)**: a single household of up to six children receiving care, supported by a 24/7 staffing model. Shared facilities and homely routines are preserved to ensure residential character is maintained.

#### 3. Crime Data Analysis – WF13 3NN (2022–2024)

##### 3.1 Annual Comparison

<b>Crime Category</b>	<b>2022</b>	<b>2023</b>	<b>2024 (April only)</b>	<b>Trend Commentary</b>
Violence & Sexual Offences	245	903	169	Sharp increase in 2023, declining
Public Order	49	133	34	Sustained elevation
Vehicle Crime	19	108	25	High in 2023, subsiding in 2024
Drugs	12	—	12	Consistent with 2022
Possession of Weapons	8	5	7	Stable with slight decline
Other Theft	12	—	14	Slight increase

Crime Category	2022	2023	2024 (April only)	Trend	Commentary
Criminal Damage & Arson	45	—	26		Moderate frequency
Anti-social Behaviour	43	—	40		Relatively consistent
Burglary	12	—	9		Low and stable

### 3.2 Geographic Distribution

Incidents were primarily recorded nearby:

- Commercial corridors (Commercial Street, Westgate Terrace)
- Transport hubs (Bus Station, Beckett Walk)
- Densely populated zones (Pilgrim Crescent, Ashworth Close)

No concentration of crime is evident near 26 Burgh Mill Lane itself.

### 4. Safeguarding Strategy

#### Environmental Controls:

- CCTV systems covering entrances and communal areas
- Motion-sensitive lighting to enhance visibility
- Secure perimeter fencing with controlled access points

#### Operational Measures:

- 24-hour staffing and supervision
- Daily location safety checks and logbooks
- Embedded incident response protocol

#### Multi-agency Engagement:

- Collaboration with West Yorkshire Police
- Participation in Local Safeguarding Board activity
- Community liaison officer to support local relationships

### 5. Planning Rebuttal Commentary

This section addresses typical objections relating to crime or community safety:

- The site is **not part of a designated crime hotspot**, with elevated incidents confined to retail and transit zones.
- Crime patterns in the vicinity reflect broader urban dynamics—not proximity-based risks specific to Burking Road.
- The care model aligns with **Use Class C3(b)**, retaining domestic character without institutional modification.

- Statistically, regulated children’s homes operated by licensed providers do **not correlate** with local crime increases.

This evidence-led approach demonstrates transparency, ethical planning, and regulatory preparedness.

## 6. Conclusion

The proposed use of 26 Burgh Mill Lane as a residential children’s home is appropriate and lawful under C3(b). Environmental risks have been responsibly reviewed and mitigated through governance measures and design. The property’s configuration, safeguarding strategy, and community engagement model collectively support its approval for Ofsted registration and long-term operation.

## 7. Document Control

**Document Title**      **Location Suitability & Community Safety Profile**

**Site Address**            26 Burgh Mill Lane , Dewsbury WF13 3NN

**Prepared By**            Mike (Director), Elevate Inspire

**Submission Date**    16 July 2025

**Document Version** 1.0

**Review Date**            [To be determined]

**Intended Use**            Ofsted Registration / Environmental Risk Review