

OPERATIONAL STATEMENT

90 Turks Road, Radcliffe, M26 4QB



1.0 Purpose of this Document

1.1 Overview

This Operational Summary has been prepared in support of an application for a **Certificate of Lawfulness of Proposed Use** pursuant to **Section 192 of the Town and Country Planning Act 1990** relating to:

90 Turks Road, Radcliffe, M26 4QB

The purpose of this document is to provide a clear and comprehensive overview of the proposed operation of the property as a small, family-style children's home for **one child or young person only**.

The Operational Summary has been prepared to assist **Bury Metropolitan Borough Council** in understanding how the property would function on a day-to-day basis. It should be read alongside the Planning Statement, Materiality Position Statement, Good Neighbour Policy, Travel and Parking Plan, Need and Demand Statement and submitted floor plans.

This document focuses on the operational characteristics of the proposed use, including:

- occupancy levels;
- staffing arrangements;
- management responsibilities;
- admissions and placement procedures;
- visitor management;
- parking and vehicle movements;
- neighbour relations;
- residential character;
- day-to-day operation.

The proposed use involves **no external alterations**, no operational development and no subdivision of the property. The application relates solely to the proposed use of the existing dwellinghouse.

The applicant is the owner of the property. It is intended that an external children's home operator would take responsibility for the day-to-day management, staffing, care provision, safeguarding and regulatory compliance. The operator has not yet been appointed; however, any future operator would be required to operate strictly within the operational envelope set out in this document and the wider application pack.

1.2 Purpose of the Home

The proposed home would provide a safe, stable and nurturing living environment for **one child or young person** who requires residential care and support.

The purpose of the home would be to provide:

- stability and consistency;
- a safe and secure home environment;
- emotional support;
- educational encouragement;
- consistent adult relationships;
- support with personal development;
- preparation for adulthood and independent living;
- a domestic family-style environment.

The home is intended to replicate ordinary family life as closely as possible. The child would live within a domestic environment, participate in everyday household routines and receive support from a consistent staff team.

The proposed model is founded on the principle that children achieve better outcomes when they are supported in small, stable, family-style homes located within ordinary residential communities rather than larger institutional settings.

1.3 Relationship to the LDC Application

This Operational Summary forms part of the supporting information for an application for a **Certificate of Lawfulness of Proposed Use**.

The LDC application seeks confirmation that the proposed use of the property as a single-child children's home would not result in a material change of use from the existing lawful use of the property as a dwellinghouse.

This Operational Summary demonstrates that:

- occupancy would remain modest;
- only one child would live at the property;
- no emergency placements would be accepted;
- daily activities would remain domestic in nature;
- staffing arrangements would be proportionate;
- vehicle movements would be limited and managed;
- the property would retain its residential appearance;
- the planning unit would remain unchanged;

- the property would continue to function as a home.

The proposal is deliberately limited and does not seek a general unrestricted C2 use.

1.4 Key Operational Principles

The operation of the home would be guided by the following key principles.

Stability

The home would provide a consistent and predictable environment that promotes emotional wellbeing, placement stability and positive outcomes.

Safety

The child would receive appropriate supervision, safeguarding and care support at all times in accordance with their assessed needs.

Family-Style Living

The home would operate as a normal domestic household. The child would participate in everyday routines, including meals, education, recreation, household tasks and community activities.

Community Integration

The child would be supported to engage positively with local education, recreation, health services and community facilities where appropriate.

Respect for Neighbours

The home would be operated responsibly and quietly. Staff, visitors and the child would be expected to respect neighbouring residents and the residential character of Turks Road.

Maintaining Residential Character

The property would continue to function and appear as a family dwelling. There would be no signage, no external alterations, no public-facing use and no institutional appearance.

2.0 Property Overview

2.1 Property Description

90 Turks Road is an existing **3-bedroom, 2-bathroom semi-detached dwellinghouse**, situated within an established residential area of Radcliffe.

The property has been selected because it provides an appropriate domestic environment for a single-child family-style home while retaining the characteristics of an ordinary dwellinghouse.

The submitted floor plans show a conventional domestic arrangement. The ground floor comprises a living room, kitchen and dining room, and a ground-floor toilet.

The first floor comprises **Bedroom 1, Bedroom 2, Bedroom 3**, a bathroom and hall/circulation space. Bedroom 1, Bedroom 3, and Bedroom 2 .

The applicant confirms that Bedroom 1 benefits from an ensuite bathroom, although this is not currently shown on the submitted first floor plan.

No external alterations, extensions or physical works are proposed as part of the LDC application.

2.2 Internal Accommodation Arrangement

The internal accommodation would be arranged to support the proposed single-child home while retaining the domestic character of the property.

The proposed room allocation would be:

Room	Proposed Use
Bedroom 1	Child's bedroom, with ensuite bathroom confirmed by the applicant
Bedroom 2	Staff quarters / office and storage
Bedroom 3	Flexible room
Living Room	Domestic living and recreation space
Kitchen / Dining Room	Domestic kitchen, meals and household routines
Ground-floor WC	Domestic WC
First-floor Bathroom	Domestic bathroom provision

Bedroom 1 would be used as the sole bedroom for the child or young person.

Bedroom 2 would be used as staff quarters / office and storage space ancillary to the operation of the home. This would allow staff to undertake necessary care records, administrative tasks and storage associated with the child's care, without creating any separate commercial or public-facing office use.

Bedroom 3 would be retained as a flexible room within the domestic layout of the property.

The communal areas would continue to function as normal domestic living space.

2.3 Operational Parameters

The operation of the home would be subject to the following clearly defined parameters:

Operational Characteristic	Proposed Arrangement
Maximum Occupancy	One child or young person only
Age Range	7–18 years
Placement Type	Planned residential placement only
Emergency Placements	Not accepted
Proposed Use Class	C2
Existing Use	C3 dwellinghouse
Staffing	Non-resident care staff working on a rota basis
Maximum Staff Presence	Up to three staff/carers on site at any one time, including management attendance where required
Operator	Future external operator to be appointed
Public-Facing Use	None
External Alterations	None
Signage	None
Parking	Off-street parking for up to two cars
Planning Unit	Single domestic planning unit

These parameters are fundamental to the proposed use and ensure that the scale of activity remains proportionate and compatible with the surrounding residential area.

2.4 Residential Character of the Property

The property would continue to operate as a home in every practical sense.

The child living at the property would:

- sleep within the dwelling;
- eat meals within the home;
- attend school, education or training where applicable;

- participate in hobbies and recreation;
- complete homework or learning activities;
- spend leisure time within the home;
- receive support from staff;
- participate in normal household routines;
- engage with the local community where appropriate.

There would be no external changes to the property and no features that would distinguish it from neighbouring residential dwellings.

The home would not operate as:

- an institution;
- a hostel;
- a treatment centre;
- a school;
- a clinic;
- a refuge;
- an HMO;
- a public-facing service;
- a commercial premises.

Instead, it would function as a small family-style residential environment where one child lives and receives care within an ordinary dwellinghouse.

2.5 Parking and Access Arrangements

The property benefits from **off-street parking for up to two cars**.

The parking provision would be used to accommodate staff and visitor parking where required. The availability of off-street parking supports the low-intensity nature of the proposed use and reduces reliance on on-street parking.

No changes to the existing access or parking arrangements are proposed.

Staff and visitors would be required to park responsibly and avoid obstructing neighbouring driveways, footways or highway access.

2.6 Suitability of the Property

The property is suitable for the proposed use because it provides:

- a domestic family-style environment;
- a dedicated child's bedroom;
- staff quarters / office and storage space;
- flexible room provision;
- communal living space;
- kitchen and dining accommodation;
- bathroom and ensuite provision;
- off-street parking for up to two cars;
- a residential setting;
- no requirement for external alteration.

The size, layout and domestic nature of the property allow the proposed single-child operation to be accommodated without physical change or intensification beyond that ordinarily associated with residential occupation.

3.0 Occupancy Arrangements

3.1 Nature of Occupation

The home would provide residential care and accommodation for **one child or young person only**.

The child would regard 90 Turks Road as their home and primary place of residence. The home would provide a stable, nurturing and family-style environment where the child can live, learn, develop and receive care in a safe and supportive setting.

The proposed use is fundamentally residential in nature.

The child would participate in ordinary day-to-day activities including:

- attending school or educational placements;
- eating meals within the home;
- participating in household routines;
- completing homework or learning activities;
- spending time with staff;

- engaging in hobbies and recreational activities;
- maintaining family relationships where appropriate;
- participating in community-based activities;
- developing independence and life skills.

These activities are consistent with those occurring within a family household and form the basis of the proposed family-style care model.

The property would not operate as an institution, treatment facility or commercial enterprise. It would continue to function as a home.

3.2 Occupancy Levels

The home would accommodate **one child only**.

This limitation is a key operational parameter and an important part of the LDC planning envelope.

The single-child model allows:

- individualised care and support;
- a calm and stable environment;
- clear safeguarding arrangements;
- strong relationships between the child and care staff;
- reduced activity levels;
- reduced visitor and vehicle movements;
- greater consistency and predictability.

The proposed level of occupation is modest relative to the size of the property and remains comparable to, and in many respects less intensive than, ordinary family occupation of a 3-bedroom dwellinghouse.

3.3 Admissions Process

All admissions would be carefully planned and managed.

Prior to accepting a placement, the future operator would undertake an assessment process to ensure that:

- the home can appropriately meet the child's needs;
- the placement is compatible with the home environment;
- suitable staffing and support arrangements are available;

- safeguarding matters have been considered;
- relevant risks have been assessed;
- education and health needs can be supported;
- the placement is likely to be stable and appropriate.

The admissions process would normally involve consultation with:

- the placing local authority;
- the child's social worker;
- education providers;
- healthcare professionals where relevant;
- the home's manager or nominated responsible person;
- senior management within the future operator's organisation.

The objective of the admissions process is to ensure that the child receives appropriate support while maintaining stability within the home environment.

3.4 Placement Matching

Placement matching is fundamental to the operational model.

Before any placement is accepted, consideration would be given to:

- age and developmental stage;
- emotional wellbeing;
- behavioural support needs;
- health needs;
- education requirements;
- safeguarding considerations;
- local community integration;
- suitability of the single-child model;
- compatibility with the property and staff arrangements.

As the home would accommodate only one child, the matching process would focus on whether the child's needs can be safely and appropriately supported within this small domestic environment.

Only placements considered suitable for the home environment would be accepted.

3.5 Planned Placements Only

The home would operate exclusively through **planned placements**.

Emergency placements would not be accepted.

This commitment is an important part of the proposed operational model because it ensures that:

- the child is appropriately assessed before admission;
- transition arrangements can be planned;
- the placement can be properly matched;
- the home environment remains stable;
- activity levels remain predictable;
- there is no crisis-led or high-turnover use;
- the residential character of the property is maintained.

The attached Operational Summary example similarly treats planned placements and the exclusion of emergency placements as important to stability, predictability and the continued residential character of the home.

3.6 Placement Stability

Placement stability would be a key objective of the future operator.

Stable placements help children to:

- build trusting relationships;
- engage positively with education;
- develop confidence and resilience;
- participate in community life;
- improve emotional wellbeing;
- achieve positive long-term outcomes.

The future operator would seek to minimise placement disruption through:

- careful admissions procedures;
- detailed matching assessments;

- consistent staffing;
- therapeutic and relationship-based support;
- management oversight;
- regular care plan review.

Maintaining stability within the home also contributes to the smooth operation of the property and helps ensure that activity remains comparable to that associated with a family dwelling.

3.7 Community Integration

The child would be encouraged and supported to participate positively within the local community.

This may include:

- school or education attendance;
- sports and recreational activities;
- community groups;
- leisure opportunities;
- local facilities and services;
- health and wellbeing appointments;
- appropriate social activities.

The aim is to provide opportunities for the child to develop social skills, confidence and independence while building positive connections within the local area.

Living within an ordinary residential community can provide important benefits for a child's development, wellbeing and sense of belonging.

4.0 Staffing Structure and Management

4.1 Staffing Philosophy

The future operator would be expected to operate a relationship-based and child-centred model of care.

Children achieve better outcomes when they are supported by a consistent and familiar team of adults who provide stability, guidance, encouragement and appropriate boundaries.

The staffing arrangements at 90 Turks Road would be designed to:

- promote continuity of care;

- minimise unnecessary staff turnover;
- build positive relationships;
- provide effective safeguarding;
- maintain a stable home environment;
- support ordinary domestic routines;
- minimise operational activity.

The staffing model would support the child while ensuring that the operation of the home remains proportionate and compatible with its residential setting.

4.2 Staffing Structure

The proposed use would be operated by non-resident care staff working on a rota basis.

For planning certainty, the application should be assessed on the basis of a maximum of **up to three staff/carers on site at any one time**, including management attendance where required.

A typical staffing structure may include:

Role	Function
Residential Care Staff	Day-to-day care, supervision, support and household routines
Senior Residential Care Staff / Shift Lead	Shift coordination, safeguarding oversight and liaison
Registered Manager / Duty Manager	Management oversight, regulatory compliance and professional liaison

The exact staffing rota would be determined by the future operator having regard to the child's assessed needs, Ofsted registration and care planning requirements.

The key planning point is that staffing would remain ancillary to the residential care of one child and would not create a separate commercial or institutional use.

4.3 Typical Staffing Pattern

A typical operating pattern may include:

Time Period	Staffing Arrangement
Morning	Staff support with wake-up routine, breakfast, education preparation and appointments
Daytime	Staff undertake household tasks, care planning, appointments, education liaison and support where required
Afternoon	Staff support return from school or daytime activities, recreation, homework and appointments
Evening	Staff support meals, family-style routines, leisure, personal care and bedtime preparation
Overnight	Staff presence as required by the child's care plan and regulatory arrangements

The future operator would manage staff attendance to avoid unnecessary comings and goings and to maintain the quiet residential character of the property.

Staff handovers would be managed internally and kept brief.

4.3.1 Example Staff Rota (Highest Staffing Ratio)

The table below is provided as an example staff rota at the highest staffing ratio proposed for the single-child home. It is illustrative only and is not intended to prescribe the final rota for the incoming operator. The final rota will be confirmed within the full site-specific Management Plan prepared by the incoming operator before the home becomes operational.

For planning certainty, the example demonstrates how the home could operate at the maximum proposed staffing level of up to three staff/carers on site at any one time, including management attendance where required. At all times, staffing would remain ancillary to the residential care of one child and would not create a separate commercial, office or institutional use.

Time Period	Example Staffing Arrangement at Highest Ratio	Operational / Parking Note
07:00 - 09:00	Two Residential Care Staff on site supporting morning routine, breakfast, education preparation and any planned appointments.	Maximum staff on site: 2. Routine domestic morning activity.
09:00 - 09:30	Staggered internal handover between outgoing and incoming staff. Handover would be managed so that no more than three staff are on site at any one time.	Maximum staff on site: 3 during short <u>handover</u> only. Vehicles to use off-street parking where available and avoid unnecessary overlap.
09:30 - 17:00	Two Residential Care Staff <u>plus</u> Registered Manager / Duty Manager / senior staff attendance where required. This represents the highest routine staffing ratio for one child.	Maximum staff on site: 3. Management attendance to be planned and ancillary to the care of the child.
17:00 - 21:30	Two Residential Care Staff on site supporting evening <u>meal</u> , homework, recreation, family-style routines and bedtime preparation.	Maximum staff on site: 2. Ordinary domestic evening activity.
21:30 - 22:00	Where a ~~rota~~ change is required, any handover would be internal, brief and staggered to ensure the maximum staffing envelope is not exceeded.	Maximum staff on site: 3 during short <u>handover</u> only. No gathering outside the property.
22:00 - 07:00	Two care staff present overnight as required by the child's care plan and regulatory arrangements, on a sleep-in or waking basis depending on assessed need.	Maximum staff on site: 2. No routine night-time vehicle movements or public-facing activity.

4.4 Residential Care Staff

Residential Care Staff would be responsible for the day-to-day support of the child.

Their responsibilities may include:

- providing emotional support and guidance;
- assisting with education and homework;
- supporting participation in activities;
- promoting independence and life skills;
- maintaining safeguarding arrangements;
- supporting healthcare needs;
- implementing care plans;
- supporting household routines;
- preparing meals and snacks;
- supporting community engagement;
- maintaining records.

Staff would work with the child to develop positive relationships and provide a stable and supportive home environment.

4.5 Registered Manager / Duty Manager

The home would be overseen by a suitably appointed manager or nominated responsible person.

The manager's responsibilities would include:

- overseeing care delivery;
- ensuring regulatory compliance;
- supporting safeguarding arrangements;
- supervising staff;
- liaising with professionals;
- monitoring placement progress;
- maintaining records;
- ensuring complaints and concerns are addressed;
- ensuring the Good Neighbour Policy is followed;
- ensuring the Travel and Parking Plan is implemented.

The manager or duty manager would not create a public-facing office use. Management attendance would be ancillary to the operation of the home.

4.6 Owner and Future Operator Responsibilities

The applicant is the owner of the property.

The future operator would be responsible for:

- Ofsted registration;
- staffing and rota arrangements;
- day-to-day care delivery;
- safeguarding procedures;
- staff training and supervision;
- care planning;
- professional liaison;
- visitor management;

- implementation of this Operational Summary;
- implementation of the Good Neighbour Policy;
- implementation of the Travel and Parking Plan;
- ensuring compliance with the certificate and submitted documents.

The owner's role is to make the property available for the proposed use. The operational responsibility would sit with the appointed children's home operator once in place.

The absence of a named operator at this stage does not alter the proposed planning use, as the certificate is sought for a clearly defined operational envelope.

Prior to the commencement of the use, the incoming operator will prepare and maintain a full site-specific Management Plan for 90 Turks Road. This Management Plan will set out the detailed day-to-day management arrangements for the home, including staffing structure, rota arrangements, safeguarding procedures, visitor management, parking arrangements, neighbour liaison, complaints procedures, emergency procedures, property management and compliance with Ofsted registration requirements. The Management Plan will be consistent with the operational parameters set out within this Operational Summary and will not exceed the planning envelope applied for under the Lawful Development Certificate.

4.7 Overnight Arrangements

Overnight staffing would be determined by the future operator based on the child's assessed needs, care plan and regulatory requirements.

Where overnight staff presence is required, it would be accommodated within the domestic layout of the property and managed in a way that avoids unnecessary night-time activity.

The overnight arrangements would not involve:

- frequent overnight vehicle movements;
- multiple night-time shift changes;
- public access;
- commercial activity;
- institutional-style operation.
- The property would remain quiet overnight and would operate in a manner consistent with residential occupation.

4.8 Staff Training and Professional Standards

All staff employed by the future operator would be expected to receive appropriate training and professional development relevant to their role.

Training would typically include:

- safeguarding;
- first aid;
- behaviour support;

- therapeutic or trauma-informed care;
- health and safety;
- equality and diversity;
- children's homes regulations;
- record keeping;
- fire safety;
- medication procedures where relevant;
- professional conduct;
- neighbour and community responsibilities.

Staff would be expected to conduct themselves responsibly both within the home and within the wider community.

4.9 Staff Conduct and Community Responsibilities

Staff would play an important role in maintaining positive relationships with neighbouring residents and supporting the integration of the home within the local community.

All staff would be expected to:

- act professionally;
- respect neighbours;
- arrive and leave quietly;
- park responsibly;
- avoid obstructing driveways or footways;
- avoid unnecessary engine idling;
- avoid loud conversations outside the property;
- support the child to engage positively with the local area;
- respond appropriately to community concerns;
- comply with the Good Neighbour Policy.

These expectations would form part of staff induction and ongoing management oversight.

4.10 Safeguarding and Supervision

The safety and wellbeing of the child would be the highest priority.

Staffing arrangements would ensure that the child receives appropriate supervision, support and safeguarding throughout the day and night.

The combination of trained staff, management oversight, planned admissions and clear operational procedures would help create a safe, stable and nurturing home environment.

5.0 Daily Operation of the Home

5.1 Family-Style Living Environment

90 Turks Road would operate as a family-style children's home where one child is supported within a stable and nurturing domestic environment.

The home is intended to replicate ordinary family life as closely as possible while providing the additional care, guidance and support necessary to meet the child's individual needs.

The child would be encouraged to participate in daily living, including:

- preparing for school or education;
- participating in household routines;
- preparing meals and snacks where appropriate;
- completing homework or learning activities;
- maintaining their bedroom and personal belongings;
- participating in hobbies and recreational activities;
- developing independence and life skills;
- engaging positively with staff and the local community.

The objective is to create a home environment that promotes stability, wellbeing and positive development while maintaining the character and function of a normal dwellinghouse.

5.2 Typical Daily Routine

Routines would vary depending on the child's age, needs, education and care plan. However, a typical weekday may include the following.

Morning

The child would be supported to:

- wake and prepare for the day;
- attend to personal care routines;
- eat breakfast;
- prepare for school, education or appointments;
- leave the home in a planned and supported way.

Staff would provide support and encouragement to ensure the child begins the day in a positive and structured manner.

Daytime

During school or education hours, staff may undertake:

- household tasks;
- care planning activities;
- record keeping;
- professional liaison;
- training;
- appointments;
- property management tasks.

Where the child is not attending school or education due to individual circumstances, staff would provide structured support and engagement appropriate to the child's needs.

Afternoon

Following school or daytime activities, the child may:

- return to the home;
- have refreshments;
- participate in recreational activities;
- complete homework or learning tasks;
- attend appointments;
- engage in community-based activities.

Staff would provide support and supervision while encouraging independence and personal development.

Evening

Evening routines would typically include:

- preparing and sharing meals;
- leisure activities;
- family contact where appropriate and planned;

- personal time;
- household routines;
- preparation for bedtime.

The evening period would mirror the routines commonly found within family households.

Overnight

Overnight periods would generally be quiet and consistent with normal residential occupation.

Staff would be present as required by the child's care plan and regulatory arrangements. The home would not operate with public access or institutional activity during overnight hours.

5.3 Education and Learning

Education would form a central part of the home's care model.

The child would be supported to:

- attend school or education regularly where applicable;
- engage positively with learning;
- complete homework or coursework;
- access additional learning support where required;
- develop educational aspirations;
- maintain positive routines.

Staff would maintain appropriate relationships with schools, colleges or education professionals to support the child's progress and attainment.

5.4 Health and Wellbeing

The child's physical, emotional and mental wellbeing would be a key priority.

Staff would support access to:

- GP services;
- dental appointments;
- mental health support where required;
- therapeutic services;
- recreational activities;

- physical activity;
- healthy routines.

The home would seek to provide an environment where the child feels safe, supported and able to achieve their potential.

5.5 Life Skills and Independence

The child would be supported to develop practical life skills appropriate to their age and ability.

This may include:

- cooking and meal preparation;
- budgeting;
- personal organisation;
- time management;
- household responsibilities;
- laundry;
- shopping;
- community participation;
- communication skills.

The level of support would be tailored to the child's needs.

5.6 Recreational Activities

The child would be encouraged to participate in positive activities that promote enjoyment, development and wellbeing.

Activities may include:

- sports;
- outdoor recreation;
- arts and creative activities;
- community activities;
- hobbies and interests;
- social opportunities;

- leisure facilities.

Such activities are normal aspects of childhood and family life and do not alter the residential character of the property.

5.7 Maintaining Residential Character

The daily operation of the home is designed to remain consistent with residential occupation.

Activities occurring within the property would be those ordinarily associated with family life and would not introduce operational characteristics commonly associated with institutions or commercial premises.

The home would continue to function as a dwelling where one child lives and receives support in a domestic setting.

6.0 Visitors and Professional Support

6.1 Professional Support Network

The child may receive support from a range of professionals involved in their care, education, health and wellbeing.

Professionals may include:

- social workers;
- independent reviewing officers;
- healthcare professionals;
- therapists;
- education professionals;
- advocates;
- commissioners;
- Ofsted representatives;
- local authority representatives.

Professional involvement is a normal part of children's residential care and supports the delivery of high-quality care.

6.2 Professional Visits

Professional visits to the property would generally be arranged in advance and coordinated by the home's management team.

Appointments would be managed to ensure that:

- visits occur at appropriate times;
- disruption is minimised;
- parking arrangements can be managed;
- unnecessary overlap is avoided;
- the child can engage effectively with visiting professionals.

Examples of professional visits may include:

- care planning meetings;
- social work visits;
- educational reviews;
- health assessments;
- therapeutic sessions;
- regulatory inspections.

The frequency of such visits is expected to be modest and comparable to professional support that may occur at ordinary family homes.

6.3 Family Contact Arrangements

Maintaining appropriate family relationships may be an important part of the child's care plan.

Family contact arrangements would be determined by the placing authority and the child's individual care plan. Contact may take place:

- within the community;
- at designated contact venues;
- at the property where appropriate.

All family contact would be:

- planned in advance;
- risk assessed where required;
- managed by staff;
- undertaken in accordance with safeguarding requirements.

Family contact would not occur on a drop-in basis.

6.4 External Professionals and Support Services

The child may occasionally receive support from specialist services tailored to their individual needs.

These may include:

- educational mentors;
- tutors;
- mental health practitioners;
- youth support workers;
- careers advisers;
- community support services.

Where attendance at the property is necessary, visits would be appropriately managed and integrated into the child's care arrangements.

The level of activity generated by such support would not be expected to exceed that commonly associated with family households where children receive additional support services.

6.5 Visitor Management

The future operator would ensure that visitor activity remains proportionate and well managed.

Visitor arrangements would be coordinated to:

- minimise disruption;
- utilise available off-street parking where possible;
- avoid unnecessary overlap between appointments;
- maintain appropriate supervision;
- protect the privacy of the child;
- respect neighbouring residents;
- avoid public-facing activity.

Staff would maintain oversight of visitor activity and ensure visits are conducted appropriately and respectfully.

6.6 Privacy and Confidentiality

The privacy of the child would be of paramount importance.

All professionals, visitors and staff would be expected to respect confidentiality.

The future operator would also ensure that the privacy of neighbouring residents is respected.

This approach helps maintain positive relationships within the community while safeguarding the welfare of the child.

6.7 Maintaining Residential Character

Professional support arrangements would not alter the fundamental residential nature of the property.

Visits would generally be pre-arranged, modest in scale and managed responsibly.

The frequency and nature of professional attendance would be comparable to that experienced by many households supporting children with educational, healthcare or social care needs.

7.0 Parking Provision, Vehicle Movements and Transport Management

7.1 Parking Provision

The property benefits from **off-street parking for up to two cars**.

The available parking provision is capable of accommodating the day-to-day needs of the proposed single-child home.

The parking arrangements would be managed to ensure that the operation of the home does not create unnecessary pressure on surrounding streets or adversely affect neighbouring residents.

The off-street parking provision would be used for:

- staff vehicles;
- management visits where required;
- professional visitors;
- family contact visits where appropriate.

The use of on-site parking forms an important part of the home's commitment to being a responsible neighbour.

7.2 Staff Vehicle Management

Staff would be encouraged to use the available off-street parking wherever possible.

Staff arrangements would be managed to minimise vehicle movements and avoid unnecessary overlap.

Staff would be expected to:

- park responsibly;
- use available off-street parking;
- avoid obstructing neighbouring driveways;
- avoid obstructing the footway;
- avoid causing inconvenience to neighbouring residents;
- avoid unnecessary engine idling;
- respect local parking restrictions.

The future operator would monitor compliance through management oversight and staff supervision.

7.3 Professional Visitor Parking

Professional visitors attending the property would be encouraged to use available off-street parking where possible.

Professional attendance would generally be arranged in advance and therefore parking requirements can be managed appropriately.

Visitors may include:

- social workers;
- healthcare professionals;
- therapists;
- education professionals;
- commissioners;
- regulatory representatives.

Where off-street parking is not available, visitors would be expected to park lawfully and considerately.

7.4 Vehicle Movements

Vehicle movements associated with the operation of the home would primarily comprise:

- staff arrivals and departures;
- education or school-related travel;
- healthcare appointments;
- community activities;

- professional visits;
- family contact arrangements where appropriate;
- normal household deliveries;
- maintenance appointments.

The overall level of vehicle activity is expected to remain modest and comparable to that associated with many family households occupied by working adults and school-age children.

The use would not generate:

- customer traffic;
- public visitor traffic;
- commercial deliveries;
- multiple resident vehicles;
- frequent servicing;
- emergency placement movements.

The attached Operational Summary example treats staff, professional visitors, school transport, appointments and family contact as the principal vehicle movements associated with a small children's home and concludes that these can remain modest and comparable to family occupation.

7.5 School, Activities and Appointments

The child would attend educational placements, healthcare appointments and community-based activities in accordance with their individual needs.

Travel arrangements may include:

- walking;
- cycling;
- public transport;
- staff-supported transport;
- taxi services where appropriate.

The child would be supported to develop independence and confidence through the use of sustainable transport options where appropriate and safe.

7.6 Highway Safety

The property benefits from existing access and parking arrangements.

No changes to the existing access are proposed.

The future operator would ensure that all vehicle activity associated with the home is undertaken responsibly and with due regard to highway safety.

Staff and visitors would be expected to:

- drive responsibly;
- observe speed limits;
- respect neighbouring properties;
- park appropriately;
- consider pedestrians and other road users;
- keep access clear for emergency vehicles;
- avoid obstructive parking.

7.7 Summary

The property provides sufficient parking and access arrangements to accommodate the operational requirements of the proposed single-child home.

Vehicle movements are expected to remain modest and comparable to those associated with a family dwelling.

The operation of the home is therefore not expected to give rise to parking, access or highway safety concerns.

8.0 Community Integration, Residential Character and Property Management

8.1 Community Integration

The future operator would support the child to become a positive and responsible member of the local community.

The child would be encouraged and supported to:

- attend education and learning activities;
- participate in sports and recreation;
- access local facilities and services;

- develop positive social relationships;
- respect neighbours and community members;
- engage positively with local opportunities;
- contribute to community life where appropriate.

The aim is to provide the child with experiences that support personal development and prepare them for adulthood and independent living.

8.2 Positive Relationships with Neighbours

The future operator would recognise the importance of maintaining positive relationships with neighbouring residents.

The operation of the home would be managed to remain compatible with the residential character of the area. Any concerns raised by neighbours would be addressed promptly and professionally.

The child and staff would be expected to:

- treat neighbours with respect;
- respect private property;
- behave responsibly within the community;
- consider the impact of their actions on others;
- avoid unnecessary noise or disturbance;
- comply with the Good Neighbour Policy.

These expectations would form part of the home's wider ethos and day-to-day management approach.

8.3 Maintaining Residential Character

A key objective is to ensure that the property continues to function and appear as a family dwelling.

The operation of the home has been designed to preserve the residential character of the property through:

- a maximum occupancy of one child;
- planned admissions only;
- no emergency placements;
- family-style care;
- managed staffing;

- modest levels of activity;
- retention of a single planning unit;
- no external alterations;
- no signage.

The property would remain visually indistinguishable from neighbouring dwellings and would continue to contribute to the residential character of Turks Road.

8.4 Property Appearance

No external alterations are proposed as part of the application.

There would be no:

- commercial signage;
- advertising boards;
- external branding;
- institutional infrastructure;
- external plant;
- additional buildings;
- public reception area;
- external indication of non-residential use.

The property would continue to present as a semi-detached family home.

This approach protects the privacy of the child while maintaining the residential character of the area.

8.5 Property Maintenance

The property would be maintained to a good standard at all times.

This includes:

- internal maintenance and repairs;
- external maintenance and decoration;
- garden and frontage maintenance;
- general cleanliness and housekeeping;

- waste and recycling management;
- prompt response to repair issues.

Maintaining a high-quality living environment is important both for the wellbeing of the child and for the appearance of the property within the wider neighbourhood.

8.6 Waste and Recycling

Waste and recycling arrangements would operate in accordance with local authority requirements.

The future operator would ensure that:

- waste is stored appropriately;
- recycling arrangements are followed;
- bins are presented for collection at the appropriate times;
- bins are returned promptly after collection;
- external areas remain tidy;
- waste does not accumulate externally.

The proposal would not generate waste materially different from a normal household.

8.7 Management Oversight

The manager or nominated responsible person would maintain oversight of the operation of the home and ensure that the commitments contained within this Operational Summary are implemented effectively.

Management responsibilities would include:

- monitoring operational performance;
- supporting staff;
- maintaining safeguarding arrangements;
- responding to concerns;
- ensuring compliance with organisational policies;
- ensuring compliance with regulatory requirements;
- implementing the Good Neighbour Policy;
- implementing the Travel and Parking Plan;
- ensuring the home remains within the certified planning envelope.

The management structure would help ensure that the home remains well-managed, stable and responsive to the needs of both the child and the local community.

9.0 Key Operational Commitments

The applicant confirms that the proposed use would operate in accordance with the following key commitments:

- Occupancy would be limited to **one child or young person only**.
- The child or young person would be aged **7–18 years**.
- Emergency placements would not be accepted.
- All admissions would be planned and carefully matched.
- The home would operate as a single residential planning unit.
- The future operator would be responsible for Ofsted registration, staffing and care management.
- Staff would be non-resident and would work on a rota basis.
- Staff presence would be limited to that required to support one child, with up to three staff/carers on site at any one time including management attendance where required.
- Bedroom 1 would be used as the child's bedroom, with ensuite confirmed by the applicant.
- Bedroom 2 would be used as staff quarters / office and storage.
- Bedroom 3 would be retained as a flexible room.
- The property would retain its residential appearance.
- No external alterations are proposed.
- No commercial signage or branding would be displayed.
- The property would not operate as a hostel, HMO, refuge, secure unit or emergency placement facility.
- Off-street parking for up to two cars would be used wherever possible.
- Staff and visitors would park responsibly.
- Professional visits would be planned and managed.
- The home would operate in a manner consistent with a family dwelling.
- Positive relationships with neighbours and the wider community would be promoted.
- The Good Neighbour Policy would be implemented.

- The Travel and Parking Plan would be implemented.

These commitments underpin the operational model and ensure that the home remains compatible with its residential surroundings.

The incoming operator will provide a full site-specific Management Plan prior to the home becoming operational. The Management Plan will sit beneath and be consistent with this Operational Summary, the Planning Statement, the Good Neighbour Policy and the Travel and Parking Plan.

10.0 Conclusion

90 Turks Road would provide a small-scale, carefully managed children's home within an existing semi-detached dwellinghouse.

The home would accommodate **one child or young person only** and would operate as a family-style domestic home rather than an institution.

The operational arrangements described within this document demonstrate that:

- the property would continue to function as a home;
- the child would live at the property as their primary residence;
- activities would remain domestic in nature;
- occupancy levels would remain modest;
- staffing arrangements would be proportionate;
- vehicle movements would remain limited and managed;
- off-street parking for up to two cars would be available;
- no emergency placements would be accepted;
- no external alterations would be made;
- the residential appearance of the property would be retained;
- positive community relationships would be promoted;
- the planning unit would remain unchanged.

The proposal has been specifically designed to ensure that the home operates in a manner consistent with ordinary residential occupation while providing high-quality care and support for one child.

Accordingly, the proposed use would remain residential in character and would continue to function harmoniously within the established residential environment of Turks Road.