

Planning Statement

Change of Use from C3(a) to C2 - 66 Rudgwick Dr, Bury BL8 1YE

Client background

My client Orchid Care Ltd. operates over one other care home in Bury. Planning application reference number: 68878

The property

This house will be used as a medium to long term Ofsted registered residential home for young people of all genders between the ages of 7 - 18-year-olds. The intent of Orchid Care Ltd. is to ensure and provide opportunities for the children by providing them with the best possible outcome and support in preparing them for adulthood. The house will provide accommodation for three young persons at a time. Each young person will be provided with their own bedroom to ensure they feel safe and have their own personalised environment. This will promote a family residential home living setting while nurturing young people and ensuring their early life outcomes are achieved. The house will have 2 staff members during the day and 2 staff members overnight. Occasionally, in addition to the staff members the registered manager might be on site any day between Monday to Friday 9am till 5pm. The total number of occupants, six or five depending on the time of the day, at a given time is no different to most typical family home settings and therefore this proposal does not significantly affect the settings of the area and is compatible with most residential estates of this size.

The Registered Manager (RM) could be classed as a caregiver during the day. They would park on the drive or roadside. Shift patterns would be set out when we have children in placement and dependent on the experience of the staffing team.

Staff would be sleeping through the night and available if a situation arises. There may be a need for waking member of staff depending on the child's care plan, but this would be rare.

From previous experience none of the residents in most children residential care homes have cars and majority of staff use public transport rather than own cars. We therefore believe this proposal will not impact on parking arrangements. Even if there was one member of staff with a car this should not impact on parking arrangements on the street. To create more parking spaces the driveway will be extended to accommodate two cars (see area marked green below).



Local services

There is availability of public transport from to the area every 15 – 40 minutes.

There are also a couple of primary schools and shops nearby

Local and National Policy

Relevant policies clauses: -

The National Planning Policy Framework updated 5 September 2023

- Paragraph 62 – supply of affordable housing,
- Paragraph 108 – parking standards,
- Paragraph 110 - sustainable transport modes, safe access,
- Paragraph 111 - impact on highway safety (this submission has no impact on highway safety)

Bury Local Unitary Development Plan

UDP Policy H4 –

It is expected that over the Plan period there will be a continued need to provide housing for those with special needs, such as the elderly, the mentally and physically handicapped and those leaving institutional care. Within the special needs category, there will be a particular need to provide accommodation for the very elderly, that is those aged 75 and over. Population projections show a possible increase in the number of very elderly in the Borough of 1,000 over the period 1986-2001; the increase being concentrated in the 80-84 and 85+ age groups which will experience increases of 10% and 45% respectively.

As with all needs-based housing, the Council will ensure that the development of such accommodation is encouraged through negotiations and agreements with the private and independent sectors. Since many of the people requiring specialist accommodation are the most vulnerable members of society and may require a high degree of care and supervision, it is essential that accommodation is situated close to local amenities, and that the nature of the site offers its residents a pleasant living environment.

In accordance with the above-mentioned guidance and for the purposes of implementing this policy, reference to "affordable housing" is defined as encompassing both low-cost market housing and subsidised housing (irrespective of tenure, ownership - whether exclusive or shared - or financial arrangements) that will be available to people who cannot afford to occupy houses generally available on the open market, (Circular 13/96, paragraph 6).

The ability of the Council to house those unable to purchase housing on the open market has declined over the last decade or so. Increasingly, local authorities throughout the country are looking towards partnership schemes with housing associations and the private sector as a means of providing affordable housing, and for the private sector themselves to provide low-cost market housing.

To meet these housing needs the Council is keen to encourage increased housing association development, joint venture schemes with the private sector and low-cost market housing. In particular, the Council will seek to ensure that large housing developments contribute to meeting the need for affordable housing in the Borough, with an emphasis on the provision of family and single person accommodation.

Policy H4/2 – Special Needs Housing

UDP Policy H4 specifies that the Council will encourage the provision of a range of housing types and tenures as appropriate to the housing needs of the Borough. This is consistent with the NPPF which suggests that local plans should meet full, objectively assessed needs

This policy seeks to support proposals for special needs housing on suitable sites. The Policy is in conformity with the NPPF which suggests that authorities should seek to meet their full needs for housing, which will include specialised housing for those households whose needs are not met by mainstream housing.

Policy CF3

Policy CF3 states that, where appropriate, proposals for the provision of new and the improvement of existing social services facilities for children and young people, elderly and persons with mental illnesses/handicaps and other special needs groups will be considered favourably. This is consistent with paragraph 70 of the NPPF which requires that planning policies and decisions should plan positively for community facilities and other local services to enhance the sustainability of communities. This proposal seeks to provide care for all and provide services that support and positively impact the residents.

CF3/1 – Residential Care Homes and Nursing Facilities

Policy CF3/1 states that residential care homes will be in residential areas and will be permitted where they do not conflict with the amenity of adjoining areas. This is consistent with paragraph 17 of the NPPF which states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, paragraph 70 of the NPPF requires a positive approach towards the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments. This application intends to provide care for children while mirroring typical family residential settings. The property fits into the category of residential dwelling as it is located within residential surroundings and the number of residents would be no different to most 4-bedroom homes. The children and staff routines would be like that of typical residential properties and therefore there would be no change to the character of the area.

Conclusion:

The proposed use is one that is compatible on a residential estate such as this one. The modest number of residents and support workers that would be present is like a large family that could occupy a property of this site. Given this, it is not considered that the proposal would have a detrimental impact upon existing levels of residential amenity and pedestrian and highway safety enjoyed in this location.

Please see also below supporting Q and A.

1. Please confirm how many children would be resident at the property currently and the age range. **3 children age 7ys-18ys**
2. Please confirm the maximum number of carers who would be resident at the property at any one time. **3 between the hours of 9-5 (Monday/Friday) and 2 members of staff 24/7**
3. Are carers permanently resident at this property? **Yes**
4. If the carers are not permanently resident at the property, please advise if they operate on a shift basis? If so, please give a detailed account of the what time carers would arrive at the property, leave the property, any handover meetings which take place and how long these meetings would roughly take and if there would be an overlap of staff during these meetings please advise the maximum number of staff who would be on site during handover. Please confirm parking arrangements for staff. **Staff will be a on rota completing a 2-4 shift pattern. The residential support workers shifts are 08.00-23.00 sleep in this is consistently for two days then have 4 days off. The staff team is of 6 care members to ensure the rota can work effectively on this shift pattern. Handovers every two days therefore 3 days a week there will be a need for handover. We have advised staff that only the managers car is to be park outside of the home directly on the drive. This shift pattern reduces how many handovers are needed and provides the consistently needed for children.**
5. How many carers are required to be at the property during the daytime? **Monday to Friday 3 (registered manager 9-5) and during weekends 2**
6. Please also confirm maximum number of daytime carers when the home would be at full capacity. **2**
7. How many carers are required to be at the property overnight? **2**
8. What level of care is required? **Childcare, we do not provide care for children with any type of physical disability or any type of personal care. The property will be used as the "family home feeling"**
9. Would there be any requirement for the provision of care at night where a member of staff would need to be awake and on duty during the night on a regular basis? **No, this may change if safeguarding matters occur. We would then commission a waking night staff**
10. Will any meeting for health professionals or other professionals occur at the property? **Yes-sometimes**

11. Please provide details of parking availability at the property. The registered manager will be asking professionals to park directly over the driveway or on the street in front of the house to prevent any community disruption.
12. Would the parents of the residents visit the property? If so how frequently would these visits occur? Under certain circumstances yes but very rare occurrence.
13. Would the children/residents each have their own bedrooms? Yes
14. Would the children/residents have use of all communal areas? Yes
15. Would carers and residents eat together? Yes
16. Would the children/resident bedrooms have locks? Yes
17. Are there any areas of the property to which the children/residents would not have access to? Yes- office due to confidentiality and GDPR. Also, COSHH cupboards which also include any sharps and other risky items
18. Can you confirm if any external alterations would be carried out at the property? None
19. Would there be any requirement for general nursing care at the property? No
20. Does the applicant have any experience in running children's homes? If so, how many do they own and where are these located? My client operates another care home at 78 Trimingham Drive, Bury, BL8 1EL. Planning application: 68878. The registered manager of the home will have more than 5 years' experience within the role. It is a regulated requirement that 95% of the staffing team must have previous experience working with children in residential and to become qualified within 18 months of working in the sector.
21. Will the home be OFSTED registered? Yes
22. Has the proposed applicant contacted Bury Social Services in regard to potentially housing children from the local area? What steps have been taken? We plan to liaise with Bury council in relation to placements for children. We have recognised Bury as an area of need of such business and are keen to place Bury children within their local authority