PLANNING APPLICATION SUPPORTING DOCUMENT

NEEDS AND DEMAND STATEMENT

90 Turks Road, Radcliffe, M26 4QB

Contextual evidence supporting small-scale two-child care provision



SECTION 192 / TWO-CHILD PROPOSED-USE LDC

Prepared for the property owner • November 2026

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APPLICATION BASIS

Fresh section 192 proposed-use application for a maximum of two children. The earlier proposed-use certificate (Bury ref. 73423) relates to one child and is not itself authority for two-child occupation. The incoming operator is not yet appointed.

1.0 Purpose and limitations in an LDC case

This Need and Demand Statement accompanies the proposed-use lawful development certificate application at 90 Turks Road to increase the certified one-child proposal to a maximum of two children. It updates the contextual statement previously submitted for the one-child model. The owner is the applicant; a separate incoming Ofsted-registered provider would operate the home and prepare its full site-specific Management Plan before occupation. The proposed planning envelope also assumes two care staff in normal operation and no more than three care/management staff concurrently on site, inclusive of managerial attendance and shift handovers.

The central test on a section 192 application is lawfulness, specifically whether a material change of use would occur under section 55 of the Town and Country Planning Act 1990. Evidence of social benefit and demand does not decide that question. This statement is therefore contextual and should not be treated as a planning-merits justification for a use that would otherwise require permission.

2.0 Current national children's care context

The Department for Education's most recent published annual looked-after children release at the date of this statement is for the year ending 31 March 2025, published in November 2025. It records 81,770 children looked after in England at 31 March 2025. The release also identifies children living in children's homes and the continuing need to secure suitably located placements. The reporting-year 2026 statistics are scheduled for publication on 19 November 2026 and should not be represented as already published.

National need is not identical for every child. Foster care, kinship care, reunification and other family-based alternatives should be used where they are appropriate. Nevertheless, for some children, a small regulated residential home offering continuity of staff and a suitable environment is a necessary part of the range of options available to placing authorities.

3.0 Bury-specific sufficiency evidence

3.1 Bury housing needs evidence

Bury Council's Housing Needs and Demand Assessment (November 2025) contains a dedicated section on looked-after children. It reports that at the end of November 2024, 359 children were in care in Bury, of whom 153 (43%) were in private provision, including foster care. This figure should not be described as 153 residential home placements. The same assessment refers to the Council's 2025–2026 sufficiency strategy, including measures to support foster carers and plans to resume direct provision of residential homes.

3.2 Council investment and Ofsted commentary

In November 2024, Bury Council's Cabinet agreed in-principle negotiations to acquire two properties for children's homes in the borough, indicating that local residential capacity forms part of the authority's wider sufficiency response. Ofsted's June 2025 inspection of Bury local authority children's services also described continuing sufficiency challenges, while identifying steps being taken by senior leaders to improve access to suitable accommodation.

These sources demonstrate a documented local placement-planning issue; they do not establish that any particular child will be placed at 90 Turks Road, that commissioning is guaranteed, or that expanding a particular home is automatically appropriate. The incoming operator would need to undertake its own location assessment, safeguarding and placement compatibility work.

4.0 Why small two-child provision is relevant

The proposed change creates the possibility of accommodating a second child within an existing single residential planning unit. This can provide a small-scale setting with ordinary household routines, two private bedrooms and tailored staff support, subject to careful matching. For some children, living alongside one other compatible child may support positive social relationships without the pressures of a larger residential institution; for others, a single placement may remain more appropriate.

4.1 Planned and stable placements

Admissions would be planned rather than emergency or crisis-led. Both children's individual needs, the effect of each child on the other, staffing, environmental risks, privacy and education/health support would be considered before admission. No commitment is made to maintain two residents where this would be unsuitable; two is the maximum, not a guaranteed occupancy target.

4.2 Local access and continuity

A Radcliffe home may offer access to Bury-area education, health, leisure and family contacts when placement matching makes this appropriate. It should not be assumed that all children placed there would originate from Bury or that any placement would necessarily be close to a child's former home; the location assessment and placing-authority decisions must address this for each child.

5.0 Location, integration and accommodation suitability

90 Turks Road is an approximately 91 square metre, three-bedroom semi-detached house in an established residential area, with ordinary domestic living areas and up to two existing off-street parking spaces. For the proposed two-child model, Bedroom 1 and Bedroom 3 are intended as the private bedrooms for the children; the former Bedroom 2/small staff room remains ancillary staff quarters / office and storage. A professional review is necessary to verify that the approximately 7 square metre Bedroom 3, staff facilities and overnight arrangements are suitable for the particular children and lawful under all applicable regulatory and safety standards. The existing and proposed architectural sheets should also be reconciled, including the representation of the ensuite.

6.0 Owner and incoming provider responsibilities

The property owner is applying for planning certainty over a restricted two-child use. The operator has not been appointed and no care provider is named in this application. Any incoming provider would be responsible for Ofsted registration, a current Statement of Purpose, staff recruitment and supervision, child-centred care plans, safeguarding and a full site-specific Management Plan. Registration and operational suitability are separate from a planning lawful development certificate.

7.0 Planning context and conclusion

The Written Ministerial Statement of 23 May 2023 recognises the need for suitable accommodation for looked-after children and specifically acknowledges that a children's-home use may be lawful without a planning application if no material change of use occurs. The August 2026 NPPF provides wider context for planning to meet the needs of different groups. The statutory LDC question remains the precise fact-and-degree assessment of the proposed use.

Bury's own evidence provides a credible context for small-scale residential options. Subject to Ofsted registration, appropriate matching and demonstrated accommodation suitability, the proposal may contribute one additional placement within the locality. This provides background support but is not relied upon as a substitute for the materiality test addressed by the Planning Statement and Materiality Position Statement.

REFERENCES AND SOURCE DOCUMENTS

Department for Education, Children looked after in England, year ending 31 March 2025 (published November 2025)
https://explore-education-statistics.service.gov.uk/find-statistics/children-looked-after-in-england-including-adoptions/2025

Department for Education, 2026 looked-after children statistical release scheduled for 19 November 2026
https://www.gov.uk/government/statistics/announcements/children-looked-after-in-england-including-adoptions-year-ending-31-march-2026

Bury Council, Housing Needs and Demand Assessment (November 2025)
https://www.bury.gov.uk/asset-library/bury-housing-needs-and-demand-assessment-november-2025.pdf

Bury Council, Cabinet decision: Acquisition of properties for new children's homes (6 November 2024)
https://councildecisions.bury.gov.uk/ieIssueDetails.aspx?IId=24496&Opt=3&PlanId=0

Ofsted, Inspection of Bury local authority children's services (June 2025)
https://www.bury.gov.uk/asset-library/bury-inspection-of-local-authority-childrens-services-jun25-0.pdf

UK Parliament, Planning for accommodation for looked after children (23 May 2023)
https://questions-statements.parliament.uk/written-statements/detail/2023-05-23/hlws780

MHCLG, National Planning Policy Framework (published 17 August 2026, updated 29 September 2026)
https://www.gov.uk/guidance/national-planning-policy-framework

Ofsted, Children's homes registration policy (updated 10 July 2026)
https://www.gov.uk/government/publications/register-a-childrens-home/childrens-homes-registration-policy

MHCLG, Planning Practice Guidance: Lawful Development Certificates
https://www.gov.uk/guidance/lawful-development-certificates

Application-specific evidence: previous 90 Turks Road one-child submission and its submitted supporting statements; Bury application 73423; supplied Bury LDC precedent decisions for 7 Brocklehurst Avenue (72901), 109 Windsor Road (72930 and 73056) and 149 Wood Street (73157). Original decision notices should be appended where relied upon.