

PLANNING STATEMENT

Prepared on behalf of: Praveen Vidalap

Site address: 29 Cartmel Close, Bolton, BL9 8JA

Application type: Full Planning Permission

Prepared by: Inhaus Planning, Suite Ra01, 195–197 Wood Street, London, E17 3NU

1.0 Introduction

This Planning Statement has been prepared by Inhaus Planning on behalf of Praveen Vidalap in support of an application for Full Planning Permission for the change of use of the dwelling at 29 Cartmel Close, Bolton, BL9 8JA from Class C3 (dwellinghouse) to Class C2 (residential institution) for use as a children's residential care home accommodating up to three young people aged 8–16 years with emotional and behavioural difficulties (EBD) and social, emotional and mental health needs (SEMH).

The application is submitted to Bury Metropolitan Borough Council and is supported by a comprehensive suite of documents addressing the planning, operational, care management, transport, security, and community engagement aspects of the proposed development. This statement should be read in conjunction with those accompanying documents.

Inhaus Planning is a specialist consultancy with extensive experience in securing planning permission for children's residential care facilities across England. The firm advises providers, commissioners, and operators on the full spectrum of planning and regulatory requirements relevant to this sector.

2.0 Site and Context

The application site comprises a residential dwellinghouse situated at 29 Cartmel Close, Bolton, BL9 8JA. The property is a conventional family-sized dwelling located within an established residential area in Bolton. The surrounding context is characterised by residential properties of comparable scale, massing, and architectural form, predominantly semi-detached and detached dwellings set within private curtilages.

The site benefits from a private driveway providing off-street parking for three vehicles, a rear garden amenity space, and internal accommodation of sufficient scale to support the proposed provision. The property is served by the existing road network and is accessible by a range of sustainable transport modes including local bus routes and pedestrian footpaths.

The character of the surrounding neighbourhood is quiet and predominantly residential. No commercial, industrial, or other high-footfall uses adjoin the site. The proposed change of use will not introduce any external physical alterations, and the dwelling will retain its domestic appearance in its entirety. The proposal will be indistinguishable from the surrounding residential properties in terms of its outward character and visual impact.

3.0 Proposed Use and Operational Details

The proposed use is as a children's residential care home registered with Ofsted under the Children's Homes (England) Regulations 2015, providing residential care and support for up to three young people aged 8–16 years presenting with EBD and SEMH needs. The home will operate as a Class C2 residential institution on a continuous 24-hour basis throughout the year.

The staffing model comprises a Registered Manager, Deputy Manager, and a complement of Residential Support Workers operating on a minimum 1:1 staffing ratio. Staff will operate on extended waking shifts of 24 to 48 hours, meaning that shift changeovers will be infrequent and will not give rise to regular or repetitive vehicular movements associated with conventional nine-to-five employment patterns.

The property will be configured internally to provide three resident bedrooms, communal living and dining space, a kitchen, bathroom and sanitary facilities, together with a first-floor staff office and sleep-in room. No external alterations are proposed. The dwelling will retain its existing form, fenestration, and residential character. The proposed use will not require any planning conditions to address matters of external appearance.

Off-street parking for three vehicles is available on the private driveway, which is considered appropriate for a home of this scale given the staffing model and the low trip-generation characteristics of the use. Secure cycle storage for three bicycles is provided within the curtilage.

4.0 Care Provision and Safeguarding

The home will provide a safe, stable, and nurturing residential environment for up to three young people who have been placed by a local authority commissioning team. All placements will be subject to individual care plans prepared in accordance with the Children's Homes (England) Regulations 2015 and the Children Act 1989. Each young person will be allocated a dedicated keyworker responsible for maintaining consistency of care and coordinating with education, health, and social care professionals.

The Registered Manager will hold or be working towards the Level 5 Diploma in Leadership and Management for Residential Childcare and will bear overall responsibility for the home's regulatory compliance, including safeguarding, behaviour management, risk assessment, and Ofsted registration. The home will be subject to unannounced inspection visits by Ofsted at a frequency determined by its performance rating.

Safeguarding arrangements are embedded throughout the operational model. All staff will hold a valid enhanced Disclosure and Barring Service (DBS) check, will have completed Level 3 safeguarding training, and will operate within a framework of clear policies on information sharing, physical intervention, and professional boundaries. The home will maintain a designated safeguarding lead in accordance with Working Together to Safeguard Children (2023).

The nature of EBD and SEMH provision is, by definition, therapeutic and person-centred. The care model prioritises emotional regulation, relational security, and the development of prosocial skills and resilience. The home is not intended for young people presenting with acute or forensic risk profiles and will apply a robust pre-placement screening process to ensure appropriate placement matching.

5.0 Parking and Traffic Considerations

The application site provides off-street parking for three vehicles on the private driveway, which is entirely adequate for the staffing model proposed. Due to the extended shift pattern of 24 to 48 hours, staff changeovers will occur, at most, once or twice per day, typically during off-peak periods. This pattern generates significantly fewer vehicular movements than a conventional residential dwelling occupied by a working family with multiple cars.

Young people resident at the home will not be operating or parking motor vehicles at the site, being aged between 8 and 16 years. Visits from commissioning social workers, healthcare professionals, and family members will be infrequent and will be managed through an appointments-based system,

ensuring that any associated parking demand is dispersed throughout the week. No parking impact on the surrounding road network is anticipated.

The site's sustainable travel credentials are addressed in detail in the accompanying Sustainable Travel Policy. The Council's highways officers are invited to note that the proposed use will generate fewer vehicular movements than many conventional residential uses and will not give rise to any adverse impact on highway safety or capacity.

6.0 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF, 2023) is the primary statement of national planning policy in England and provides the policy context within which this application falls to be determined. The following paragraphs are of direct relevance to the proposed development.

Paragraph 62 of the NPPF states that planning decisions should not attempt to prevent, limit, or otherwise control the provision of specialist accommodation for particular groups where there is evidence of need. The national shortage of children's residential care placements is extensively documented, and the proposed provision directly addresses this evidence of need in a manner that is entirely consistent with paragraph 62.

Paragraph 92 of the NPPF requires planning decisions to support the delivery of health, social care, and community facilities to create healthy and inclusive places. Children's residential care homes are social care facilities delivering a statutory function on behalf of local authorities. Their provision should accordingly be encouraged and facilitated rather than resisted through the planning system.

Paragraph 119 of the NPPF provides that planning decisions should promote effective use of land. The proposed change of use makes productive and beneficial use of an existing residential property without the need for any new construction, demolition, or alteration to the built fabric, representing an efficient and sustainable approach to land use.

Paragraph 130 of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment. As the proposed use introduces no external changes to the building and maintains the residential character of the property in its entirety, there is no conflict whatsoever with this paragraph. The home will function, and will appear, as an ordinary family dwelling.

The Ministerial Statement issued in May 2023 by the Secretary of State for Levelling Up, Housing and Communities provides explicit national policy support for the development of small-scale children's homes in residential settings. The Statement recognises the severe shortage of placements and directs local planning authorities to apply a positive and supportive approach to applications of this type. This application falls squarely within the spirit and intent of that Statement.

7.0 Local Policy Context

Bury Metropolitan Borough Council determines planning applications with reference to its adopted development plan, which comprises the Bury Local Plan. The Council is required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine applications in accordance with the development plan unless material considerations indicate otherwise.

The proposed change of use from Class C3 to Class C2 falls to be considered against local policies relating to housing, community facilities, residential amenity, highways, and design. No adopted local policy in Bury's development plan contains provisions that would operate to resist or prohibit the type of

use proposed, and it is submitted that the proposal accords with the development plan taken as a whole.

Policies directed at the protection of residential amenity require assessment of any adverse impacts on noise, disturbance, or character. As is addressed in detail in the accompanying Noise and Anti-Social Behaviour Mitigation Plan, the nature of the proposed use is domestic and low-impact. The staffing model actively manages behaviour and any potential disturbance. The use is entirely consistent with the character of the surrounding residential environment.

It is submitted that no policies of the Bury Local Plan represent a specific or substantive obstacle to the grant of Full Planning Permission for the proposed change of use, and that the proposal should be approved having regard to the development plan and the material consideration of national policy support for this form of provision.

8.0 Conclusion

Inhaus Planning respectfully submits that the proposed change of use of 29 Cartmel Close, Bolton, BL9 8JA from Class C3 to Class C2 for use as a children's residential care home for up to three young people aged 8–16 with EBD and SEMH needs represents a sustainable, low-impact, and socially beneficial form of development that is consistent with the relevant policies of the NPPF, the May 2023 Ministerial Statement, and the Bury Local Plan.

The application is supported by a comprehensive suite of ten planning documents addressing all material planning considerations. The proposed use will maintain the domestic character and residential appearance of the property without external alteration. The staffing model, parking provision, and operational management arrangements are proportionate and appropriate for a home of this scale.

There is a well-documented national shortage of residential care placements for looked-after children, with over 80,000 children in the care of local authorities in England and demand continuing to exceed supply. The proposed home will make a direct and meaningful contribution to addressing this shortage in a way that is community-integrated, appropriately scaled, and properly managed.

For all of the reasons set out in this Planning Statement and the accompanying documents, it is respectfully requested that Bury Metropolitan Borough Council resolve to grant Full Planning Permission for the proposed development.