



# Supplemental Statement

**Application for a Change of Use at 23 Hutton Drive,  
Burnley, Lancashire BB12 0TR**



## 1. Introduction

- 1.1 The Supplemental Statement has been prepared to support an application for a Change of Use at the property 23 Hutton Drive, Burnley BB12 0TR from Class C3 (dwellinghouse) to Class C2 (residential institutions) under The Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The Statement is provided in response to concerns noted by objectors to the application.

## 2. The Property

- 2.1 The property has been purchased by the applicant with the intention that it could be used as a home for up to three Lancashire children and young persons.
- 2.2 The applicant considered several factors when acquiring the property. In the main, these are aligned with the considerations a typical family would have in choosing their family home and include, but are not limited to, the
  - internal layout – the size and space are sufficient for the number of occupants
  - established residential neighbourhood
  - local amenities including a bus route
  - proximity to schools
  - budget
  - proximity to other children's homes.
- 2.3 The applicant can confirm that there is one other Ofsted registered children's home within this postcode area located 1.6 miles away by car on the other side of the motorway.
- 2.4 Whilst there are no specific regulations that specify the proximity to other children's homes, it is good practice to ensure that children's homes are not too close together and there is not an over-concentration of children's homes in one street or neighbourhood.
- 2.5 Most children's homes are in ordinary residential properties and not purpose-built facilities. Best practice is that children's homes are located in established residential neighbourhoods with sufficient parking and good access to education and healthcare, avoiding areas of social deprivation. In recent years, more children's homes have been operating from smaller properties to provide an environment as close as possible to that of a standard family home.
- 2.6 The applicant has the highest number of Ofsted registered children's homes than any other local authority in England. Despite this, the applicant can still struggle to find suitable, local, good quality and good value homes for some of our children in care. Most of the private children's homes in Lancashire (almost 70%) are not caring for a Lancashire child and are caring for children from other local authorities, sometimes at a great distance from their homes. Best practice is to support a child to remain as close as possible to their home.



- 2.7 The applicant has no control over which children a private provider chooses to look after.
- 2.8 Homes run by the applicant will only care for Lancashire children, therefore this home would help to provide local, good quality, good value homes for Lancashire's children.

### **3. Traffic and Parking**

- 3.1 The applicant acknowledges concerns about traffic and parking on Hutton Drive.
- 3.2 All staff will be instructed to park respectfully, with a clear policy in place to prevent blocking access. Where parking is a challenge, staff will park a short distance away if needed to avoid inconveniencing neighbours.
- 3.3 There is ample unrestricted parking on Pendle Way, which is within walking distance of the property, some 146 metres away.
- 3.4 The Property has an integral double garage which is able to be used for parking two vehicles. There is also a large driveway which the applicant considers can accommodate up to three vehicles, depending on the size of the vehicles.
- 3.5 The applicant notes that the consultation response from Lancashire County Council's Highways Development Control does not raise any objections to the proposal.

### **4. Neighbourhood**

- 4.1 The applicant's goal is to integrate respectfully into the community and create a harmonious environment where we all support one another.
- 4.2 The applicant does not anticipate that the proposed use of the property will have a disproportionate impact on the neighbourhood. The proposal is not for a sizeable institution, rather it is of a normal family scale with only three children and young persons living in the property in a supervised and supportive setting.
- 4.3 It is not anticipated that there will be material issues of crime, noise or any other behaviour that could be threatening to elderly and vulnerable residents. Anything of that nature would be swiftly managed.
- 4.4 The applicant's strong partnership with local police ensures safety and security through regular communication and joint initiatives.
- 4.5 The applicant works closely with colleagues across the sector to educate and support the children, addressing anti-social behaviours proactively.
- 4.6 The applicant is committed to being respectful of neighbours and minimizing noise disturbance.
- 4.7 The applicant's goal is to maintain a peaceful environment for everyone in the community. The applicant will collaborate with Environmental Health where necessary.



- 4.8 There are nearly 300 children's homes in Lancashire and, to the applicant's knowledge, complaints are rarely received regarding noise.
- 4.9 Safety is a priority for the applicant.
- 4.10 The applicant has significant experience in managing children's homes. The applicant is aware of the guidelines and stipulations that the property itself is expected to meet to fulfil our role as corporate parents to children and young people in need of a home.
- 4.11 In choosing the property the applicant has considered its proximity to environmental hazards using the guidance from Ofsted. The applicant has considered the motorway, canal, Burnley town centre and other potential hazards and do not feel these factors would pose an increased risk to children and young people.
- 4.12 It is a regulatory requirement that the home manager reviews the appropriateness and suitability of the premises location annually, as outlined in the Children's Home Regulations 2015. This process ensures ongoing safety and suitability.
- 4.13 While the immediate area may lack amenities for teenagers, the applicant has established links with various youth clubs, groups and organisations. The applicant actively encourages our young people to pursue their social and leisure interests and facilitate access and transport to these activities.
- 4.14 Issues such as negative effect on the value of properties are not material considerations.

## **5. Occupants at the Property**

- 5.1 The home will accommodate up to three children and young persons and it is not intended for short-term stays. The children and young persons will be encouraged to view the home as their own, fostering stability and a sense of belonging within the community.

### **Children's Behaviour**

- 5.2 The children and young persons who will live in this home are "normal" children but have suffered some trauma in their lives which makes them more vulnerable to behaving in ways that demonstrate these traumas for example challenging and aggressive behaviours, missing from home, self-harm and possible criminal damage. To many, these behaviours may not appear the norm, but the applicant's highly skilled and trained staff team will work with the children to overcome these situations and manage themselves in a far better way.
- 5.3 Children with behavioural or emotional problems can happen in any home. The applicant has staff that are specially trained to handle these issues.
- 5.4 Staff will work with the child or young person to understand their behaviour and minimise the risk of recurrence.
- 5.5 The home will operate a reward and consequence system, and whichever was deemed appropriate and necessary would be utilised.



5.6 If members of the public felt people were unsafe the action should be the same as if they witness any person putting anyone in an unsafe situation, for example calling emergency services.

5.7 The applicant is committed to addressing community concerns and ensuring that our presence enhances the neighbourhood. Through open communication and collaboration, the applicant aims to create a supportive and harmonious environment for all residents.

### **Supervision and Safety**

5.8 Each child will have a curfew and will be expected to inform the staff team of their whereabouts. With a staffing ratio of 1:1, individual attention can be provided as needed, ensuring that supervision is always adequate, and that the children's presence does not make residents feel unsafe.

5.9 Waking night staff are in place as a preventative measure to manage any incidents or disturbances during the night safely and promptly.

5.10 Children can experience a number of crises during the night, they are alone and may need support to settle, for example they may experience night terrors, bad dreams and need some TLC to settle. It can be a long dark night to face alone when unsettled.

### **Drug and Alcohol Use**

5.11 The applicant maintains a zero-tolerance policy toward drug use and works closely with local drug agencies to ensure a safe and drug-free environment.

### **Education**

5.12 The applicant expects all children to attend school and actively promote education.

5.13 Unlike a children's home run by a private provider, this home, if agreed, will only be used for Lancashire children who already have a school place provided by Lancashire County Council as the education authority.

5.14 Where possible, the applicant maintains continuity in schooling for the children, supporting a child to remain in their current school.

5.15 The applicant has strong relationships with local schools to support the children's educational needs.

5.16 The Market Position Statement provided by Lancashire County Council's Policy, Commission & Children's Health Service is aimed at private providers who, as the statistics show, are likely to bring in children from out of the area, which is often too far away to maintain their current school place, thus adding to the children who require a school place locally.

5.17 If, for any reason, a child is unable to attend school, online tuition will be provided. It is not expected that tutors will visit the home generating additional vehicle movements.

## **6. Community engagement**



- 6.1 The applicant strives for open and transparent communication. While some neighbours may not have been initially notified, the applicant is committed to engaging with the community throughout the entire process.
- 6.2 The applicant has experience of holding community engagement events, inviting neighbours to meet the staff team and tour the home before children move in. The staff team will make themselves known to neighbours and ask neighbours to pass on information to each other where necessary.
- 6.3 The applicant is responsive to community needs and concerns.

## **7. Sufficiency of Children's Homes**

- 7.1 There are currently more children in need of residential care than there are beds available locally. The applicant's vision is to provide homes for local children, addressing the shortfall and reducing reliance on more costly agency homes.

## **8. Staff Shift Patterns**

- 8.1 Staff will work a mixture of early and late shifts, with some staying overnight. This structure ensures consistent care and supervision for the children and is in operation across all the applicant's children's homes.

## **9. Funding**

- 9.1 Providing the applicant's own in-house provision is more cost-effective than relying on agency homes. This approach ensures better use of funds and higher quality care for the children.

## **10. Home Maintenance**

- 10.1 The applicant has a dedicated team of contractors for maintenance, gardening and decorating, ensuring the home remains in good condition.
- 10.2 The applicant is committed to maintaining a pleasant and well-kept environment.

