

Planning and Design Statement

For

United Homes Group

In support of a Planning
Application at No 102 Weymouth
Road, Hayes, UB4 8NJ

August 2021



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1. Email exchange with Chris Brady dated 1st June 2021
2. Email exchange with Michael Jones dated 19th August 2021

1 INTRODUCTION

- 1.1 This Planning & Design Statement has been prepared on behalf of United Homes Group in support of a full planning application for the change of use of a dwellinghouse (Use Class C3) to a 4 bed home where specialist care is provided for residents (Class C2).
- 1.2 A site location plan is attached within the suite of accompanying plans which accompany this submission.
- 1.3 The Statement addresses the following matters:
- A description of the site and surroundings;
 - A review of the background and history of the site;
 - A summary of the development proposal;
 - A review of relevant planning policy;
 - An appraisal of the relevant planning and design issues, and
 - Conclusions.
- 1.4 Accordingly, this Statement addresses the design principles and concepts that have been applied to the development in respect of the location, use, layout, scale, appearance and landscaping – in relation to the site's context. As such, the statement meets the requirement to formally state how design, access and heritage issues have been considered.
- 1.5 The Statement should be read in conjunction with the drawings package prepared by Mann Associates which forms part of this application.
- 1.6 The submissions conclude that the development proposal is acceptable, and supportable, in planning terms and that full permission should be granted.

2 SITE AND SURROUNDINGS

- 2.1 The site comprises a two storey semi-detached residential dwelling (Use Class C3) with associated rear garden space located on the southern side of Weymouth Road, Hayes.
- 2.2 The property is characterised with a hipped roof and two storey side extension and there is space for the parking of two vehicles within the front courtyard area laid to hardstanding. The site is positioned at the eastern edge of Weymouth Road, with Michael Frost Park situated to the immediate west.
- 2.3 The surrounding area is residential in character and is predominantly made up of two storey semi-detached dwellings that are of a similar size, scale and appearance which form part of the 'developed area' as identified in the Hillingdon Local Plan. Please refer to the site images overleaf.



Image 1 – Front elevation of property



Image 2 – Overhead view showing site at the eastern edge of Weymouth Road adjacent to expansive parkland

3 PLANNING HISTORY

- 3.1 A review of the Council's records indicates that the site has been subject to a number of previous planning applications, the most relevant of which are summarised below.
- 3.2 Initially, an application (Ref 22898/APP/2006/3065) was made for the construction of a part single storey, part two storey side and rear extension to create 2 two-bedroom self-contained flats (involving demolition of the existing single storey detached garage) – Approved 29th June 2007
- 3.3 The approved extensions were built out but the property remains as a single dwelling.
- 3.4 Subsequently, an application (Ref 22898/APP/2021/454) was submitted on 4th February 2021 for change of use of the property from C3 (Dwelling) to C2 (residential institution). The application was subsequently withdrawn by the applicant on 20th August 2021 at the request of the Council due to the application submission comprising insufficient information to enable determination.

4 THE PROPOSAL

- 4.1 The application proposes the change of use of an existing residential dwellinghouse (Use Class C3) to a 4 bed home where specialist care is provided for residents (Class C2). No external alterations are proposed.
- 4.2 The proposed care home will provide long-term residential care to young people aged between 11 - 17 who are vulnerable, traumatised or disadvantaged to be managed via United Homes Group and registered with Ofsted.
- 4.3 By way of background, United Homes Group is a respected care provider which has been operational in London and the South East since October 2020 and is part of LB Hillingdon's Complex Care Framework. The company was set up to provide care to vulnerable young people who have been placed in the care system. The goals of United Homes group is to run a high-quality care facility based on advanced technological standards in an environmentally friendly manner to not meet but exceed Ofsted standards. The overall objective of United Homes Group is to provide exceptional life changing care which is tailored to meet the specific demands of future generations allowing young people to thrive within and enhance the local community.
- 4.4 Housing four private bedrooms, the scheme will provide a homely, comfortable atmosphere for all its residents, where dedicated, experienced qualified staff provide the best care for vulnerable, traumatised and disadvantaged children and young people of ages 11-17 who have been subject to a care order.
- 4.5 The management and staff are committed to ensuring that the children and young people aspire and reach their full potential and achieve good outcomes; personally, educationally and socially; in accordance with the Children's Homes Regulations and the Nine Quality Care Standards:-
- The quality and purpose of care;
 - The children's views, wishes and feelings;
 - The education;
 - The enjoyment and achievement;
 - The Health and well-being;
 - The positive relationships;
 - The protection of children;
 - The leadership and management, and
 - The care planning.
- 4.6 Implementing good care programmes in accordance with these Quality Standards, the proposed residential care home aims to support young people by working in partnership with their parents/carers and all involved agencies.

- 4.7 Careful preparations are made to enable the child or young person to return happily to their own family, to be successfully placed with a new permanent family, or to move on to supported living or live independently in the community.
- 4.8 The proposed care home will provide attractive therapeutic environments in which children and young people feel safe, free to enjoy the space and time to grow in confidence and achieve their potential.
- 4.9 The home will also provide security and continuity through good flexible routines, balancing individual needs and hobbies with communal responsibilities, giving young people firm boundaries within a stimulated and structured routine.
- 4.10 Stability and care will be provided through trusting relationships between the experienced, committed staff group, who work with the children and young people in a professional non-judgemental way. The Service will provide for the individual needs and rights of the young person in relation to age, gender, race, sexuality and disability meeting specific dietary, cultural, religious and language needs.
- 4.11 A team is on-site 24 hours a day and will work closely with all residents to ensure that they receive the best care, support and encouragement appropriate to their individual needs and wishes. An on-site manager will work 9 to 5pm Monday to Friday and there will always be two members of staff on each shift throughout the day. Shift patterns will be 7am to 3.30pm, 3.00pm to 10.30pm and 10.00pm to 7.30am every day.
- 4.12 The enclosed drawings package presents the proposed internal layout of the proposed care home. At ground floor, there will be a communal lounge and conservatory area with separate dining room/kitchen. Two staff offices, with store room and two accessible w/cs will also be provided.
- 4.13 At first floor, 4 additional bedrooms will be provided alongside accessible w/c facilities with an additional communal activity/quiet room within the roofspace.
- 4.14 Access to the landscaped garden area to the rear of the building will be provided for residents and there is immediate access available to the large parkland area adjacent to the east of the site.
- 4.15 Provision will be made for two staff and visitor car parking spaces to the front of the site.

5 PLANNING POLICY

5.1 This section provides a review of relevant national and local planning policy and guidance

NATIONAL POLICY

5.2 The National Planning Policy Framework (NPPF) was revised in July 2021 and sets out the Government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development.

5.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

5.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework.

5.6 Guidance in paragraph 38 states that local planning authorities should approach decision-taking in a positive and creative way. They should work proactively with planners to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Delivering a Sufficient Supply of Homes

5.7 Paragraph 60 explains that in order to support the Government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.8 Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measured against the Housing Delivery Test (November 2018 onwards) then a 20% buffer should be applied.

5.9 The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five

year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

Promoting Healthy Communities

- 5.10 The planning system can play an important role in facilitating social interaction and creating healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Promoting Sustainable Transport

- 5.11 To protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; address the needs of people with disabilities by all modes of transport; create safe and secure places minimising conflicts between traffic and pedestrians; allow for the efficient delivery of goods and access by service and emergency vehicles; and be designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Making Effective Use of Land

- 5.12 The NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 5.13 Paragraph 120 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for new homes and other identified needs. Furthermore, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Achieving Well Designed Places

- 5.14 This chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - Are visually attractive as a result of good architecture and appropriate landscaping;
 - Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation;
 - Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks, and
 - Create places that are safe, inclusive and accessible and which promote health and well-being.

REGIONAL POLICY

- 5.15 The London Plan sets the Mayor's strategic development strategy for the capital up till 2046 and forms part of the development plan for Greater London. The most relevant points of which are summarised below.
- 5.16 **Policy H9 (Ensuring the Best Use of Stock)** States that Boroughs should promote efficient use of existing housing stock to reduce the number of vacant and under occupied dwellings.
- 5.17 **Policy H12 (Supported and Specialised Accommodation)** Advocates that the delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. The form this takes will vary, and it should be designed to satisfy the requirements of the specific use or group it is intended for, whilst providing options within the accommodation offer for the diversity of London's population, including disabled Londoners within a wider inclusive community setting.
- 5.18 Borough's should undertake short-term, medium-term and permanent supported and specialised accommodation within their borough. Supported and specialised accommodation could include:
- 1) Accommodation for people leaving hostels, refuges and other supported housing as well as care leavers and people leaving prison to enable them to live independently;
 - 2) Accommodation for young people with support needs;
 - 3) Reablement accommodation for people who are discharged from hospital but who require additional support to be able to return safely to live independently at home;
 - 4) Accommodation for disabled people (including people with physical and sensory impairments and learning difficulties) who require additional support or for whom living independently is not possible;
 - 5) Accommodation (short or long term) for people with mental health issues who require intensive support;
 - 6) Accommodation for rough sleepers
 - 7) Accommodation for victims of domestic abuse
 - 8) Accommodation for victims of violence against women and girls

DEVELOPMENT FRAMEWORK

- 5.19 The Development Framework for LB Hillingdon currently consists of the Local Plan Part 1 Strategic Policies which sets out the overall spatial vision and strategy for the Borough, and the Local Plan Part 2 Development Management Policies which provides more detailed policies to guide the development process. Those most relevant to this application are summarised as below.

- 5.20 **Policy DMH1 (Safeguarding Existing Housing)** states that the net loss of existing self-contained housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace.

The expansion of this policy further states that the Council recognises that exceptional circumstances may exist which outweigh the loss of residential units and deliver other Local Plan policy objectives. Each case for exceptional circumstances will be assessed on its merits.

- 5.21 **Policy DMH4 (Residential Conversions and Redevelopment)** states that residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i. It is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii. On residential streets longer than 1km the proposed development site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii. The internal floor area of the original building to be converted is at least 120 sqm; and
- iv. Units are limited to one unit per floor for residential conversions.

- 5.22 **Policy DMH8 (Sheltered Housing and Care Homes)** confirms that the development of residential care homes and other types of supported housing will be permitted development provided that:

- i. It would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH4: Residential Conversions;
- ii. It caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the needs identified by the Council or other recognised public body such as the Mental Health Trust;
- iii. The accommodation is fully integrated in to the residential surroundings; and
- iv. In the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.

- 5.23 Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) order 1987 (as amended).

- 5.24 **Policy DMEI6 (Development in Green Edge Locations)** states that new development adjacent to the Green Belt, Metropolitan Open Land, Green Chains, Sites of Importance for Nature Conservation, Nature Reserves, Countryside, Green Spaces or the Blue Ribbon Network should incorporate proposals to assimilate development into the surrounding area by the use of extensive peripheral landscaping to site boundaries.

- 5.25 **Policy DMT6 (Vehicle Parking)** outlines that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:
- i. The variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
 - ii. A transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.
- 5.26 All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

6 PLANNING CONSIDERATIONS

- 6.1 The planning issues relevant to the determination of the development proposal are assessed in detail below.

New Specialist Residential Accommodation

- 6.2 As outlined in the preceding section, the principle of delivering new specialist residential accommodation can be logically considered in the context of Policy DMH8 (Sheltered Housing and Care Homes) which sets out a range of criteria by which proposals of this nature are to be assessed against. These are addressed in turn below.

The proposed development would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH 4: Residential Conversions

- 6.3 The Care Quality Commission as the independent regulator of health and social care in England provides a complete log of all registered Use Class C2 institutions as demonstrated on the extract included below and viewed online at: <https://www.cqc.org.uk/search/services/care-homes?location=ub4%208nj&latitude=&longitude=&sort=default&la=&distance=15&mode=map#ic-on-keys>. There is only one registered care facility within a 1km radius of the application site.

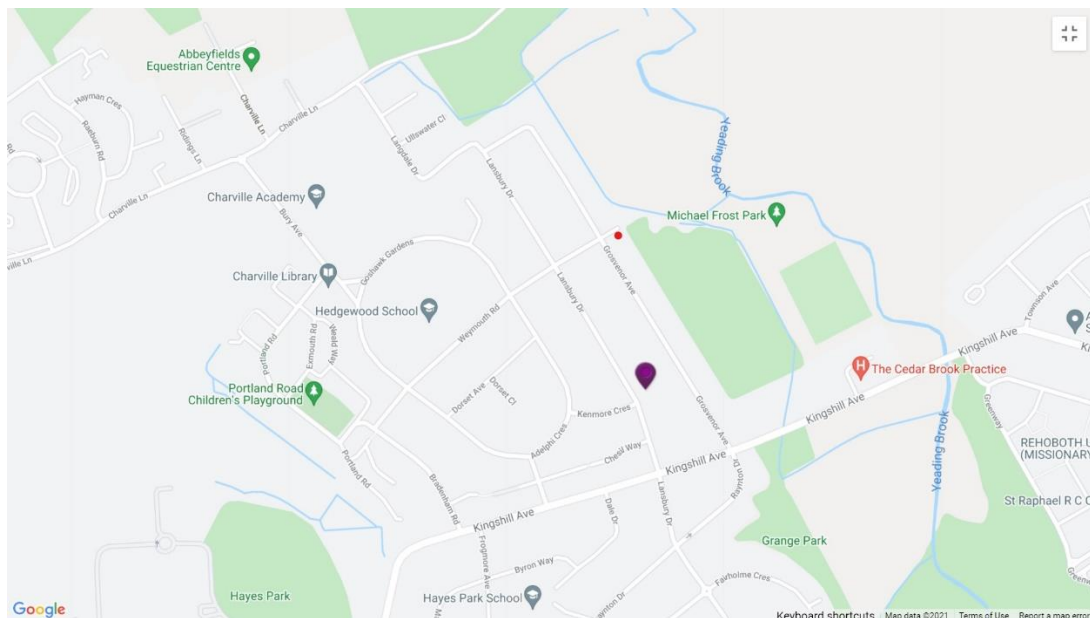


Image 3- View of all licensed residential institutions within 1km of the proposal site highlighted red (CQC, 2021)

- 6.4 This is further confirmed by Council Tax records as viewable online at: <http://cti.voa.gov.uk/cti/RefSResp.asp?lcn=0> which confirm all properties in the immediate surrounding area of the proposal site to be in C3 residential use.
- 6.5 Accordingly, it is clear that there will not be an over-concentration of uses created as a result of the proposed development.

The proposed development caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the needs identified by the Council or other recognised public body such as the Mental Health Trust

6.6 The Council's Strategic Housing Market Assessment (2018) makes no reference to the need for specialist care accommodation within the borough, nor is any further relevant forecasting data provided within the Council's local policy framework evidence base.

6.7 By way of demonstration, in commenting upon the previous application Ref 22898/APP/2021/454 the Case Officer Chris Brady confirmed that:

"I am not aware of any document which has been published by the Council which establishes the need for this type of facility, so there isn't anything for me to refer to. I'd suggest speaking to someone within the relevant department for help in demonstrating the need".

6.8 Please refer to the exchange of correspondence from 1st June 2021 at **Appendix 1**.

6.9 Accordingly, discussions have subsequently taken place between the representatives of the applicant and Michael Jones (Contracts & Supplier Relationships Manager within the Provider Services & Commissioned Care team at Hillingdon) via telephone and email.

6.10 Please refer to the email exchange of 19th August 2021 attached at **Appendix 2** which confirms that the Council consider there to be a need for the proposed development. Accordingly, this provides clear and definitive evidence of the need for the proposed scheme in line with the request of the Case Officer.

The proposed accommodation is fully integrated into the residential surroundings

6.11 The proposed change of use would not lead to a noticeable increase in the number of people visiting the premises (and associated vehicle movements) when compared to the existing use as a large family sized dwelling. Accordingly, it is not likely to give rise to any greater levels of noise and disturbance to occupiers of nearby residential properties beyond that would be expected by a single household.

6.12 In any event, as outlined in Section 4, the site will be carefully managed by dedicated staff to ensure that there will be no potential for adverse impacts upon the amenity of occupiers of neighbouring dwellings by way of noise or anti-social behaviour.

6.13 There are no external alterations proposed, so the visual appearance and functionality of the site will remain as a residential property which is fully integrated with its surroundings.

6.14 As explained above, the application will not lead to an over-concentration of C2 uses within the immediate local area.

In the case of sheltered housing, The proposed development is located near to shops and community facilities and is easily accessible by public transport

- 6.15 This application relates to a change of use to a Use Class C2 Residential Institution. As sheltered accommodation is adjudged to fall within Use Class C3 as self-contained residential units this clause is not considered applicable in determining the application.
- 6.16 Nevertheless, the site is positioned in close proximity (0.5km) to an established retail parade fronting onto Kingshill Avenue with a wide range of amenities including Nisa Local, Co-op Hayes, The Borokhouse Public house, Kingshill Post Office and a range of further commercial units.
- 6.17 The site also lies just 250 metres from the Weymouth Road Bus Stop which provides regular and frequent services throughout Hayes and the wider West London area. This demonstrates that the site is accessible via means other than the private car.

Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)

- 6.18 As explained in detail within Section 4, the proposed care home will provide long-term residential care to young people aged between 11 - 17 who are vulnerable, traumatised or disadvantaged to be managed via United Homes Group and fully registered with Ofsted.
- 6.19 Furthermore, it has been demonstrated that the Council's Social Care team are supportive of the application.
- 6.20 Accordingly, it is clear that the level of care to be provided in association with the proposed development ensures that it is a C2 as opposed to a C3 use.
- 6.21 On the basis of this assessment, it is clear that the application proposal accords with the key criteria of Policy DMH 8 and should be considered acceptable in this regard.

Change Of Use – Residential Accommodation

- 6.22 Policy DMH1 states that the net loss of existing self-contained housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace.
- 6.23 However, the amplification for the policy confirms that the Council recognises that exceptional circumstances may exist which outweigh the loss of residential units and deliver other Local Plan policy objectives. Each case for exceptional circumstances will be assessed on its merits.
- 6.24 In this instance, the proposed change of use will provide valuable residential accommodation for disadvantaged members of the community in accordance with Policy DMH8. There is an identified need for this type of accommodation within the borough which in this case represents an exceptional circumstance which outweighs the 'loss' of a single family sized dwelling.
- 6.25 In reality, the proposed change of use will provide secure residential accommodation for up to four individuals in any event, so there would be no net loss of residential accommodation in this sense.

Parking/Cycle

- 6.26 Two parking spaces are allocated to the front of the application site as shown in the enclosed drawings package which is considered to be in line with Hillingdon Local Plan requirements for one space per four dwelling units, plus one space for a warden and a minimum of two spaces.
- 6.27 The proposal therefore meets the parking requirements set out in Appendix C of the Local Plan and the proposed development will not have an unacceptable impact on parking conditions and traffic congestion in the area.
- 6.28 As only two staff are on shift at any one time it is not necessary to include any cycle provision in line with Hillingdon's Local Plan requirements. However, there is space within the front courtyard area to provide cycle storage if deemed necessary by the Council.
- 6.29 Accordingly, it has been demonstrated that the proposed scheme meets the requirements of Local Plan Policy DMT6.

7 CONCLUSIONS

7.1 It is concluded that the scheme is in accordance with the NPPF and the Council's adopted and emerging Local Plan. It therefore constitutes appropriate development and should be supported for the following reasons:

- The proposed care home will provide long-term residential care to children who are vulnerable, traumatised or disadvantaged. In accordance with Local Plan Policy, this application submission demonstrates that there is a need within the borough for such accommodation. Furthermore, the site is highly accessible and the internal living environment will be of a high standard. There is no potential for conflicts in terms of amenity or parking;
- Whilst the Council will seek to guard against the loss or change of use of any existing dwellinghouse, our view is that there will be no conflict given that the proposed care home will represent an important social infrastructure use for which there is a clear identified need.

7.2 In light of the above, the scheme has been demonstrated to comply with guidance set out within the NPPF as well as all relevant London Plan Policies H9 and H12, and Local Plan Policies DMH1, DMH4, DMH8, DME16, and DMT6 and should be considered acceptable.

Appendix 1

Tim Cropper

From: Kuran Aujla <kuran@unitedhg.co.uk>
Sent: 30 June 2021 10:11
To: Tim Cropper
Subject: Fwd: ATTENTION 102 Weymouth road Hayes

FYI

Get [Outlook for iOS](#)

From: Christopher Brady <CBrady@Hillingdon.Gov.UK>
Sent: Tuesday, June 1, 2021 4:42:10 PM
To: Mintydhut <Mintydhut@gmail.com>; Kash Dhanoya <kash@unitedhg.co.uk>; Kuran Aujla <kuran@unitedhg.co.uk>
Subject: RE: ATTENTION 102 Weymouth road Hayes

Hi

My email earlier today gives you my thoughts on the proposal.

Chris

From: Minty Dhut <mintydhut@gmail.com>
Sent: 01 June 2021 16:33
To: Christopher Brady <CBrady@Hillingdon.Gov.UK>; Kash Dhanoya <Kash@unitedhg.co.uk>; Kuran Aujla <kuran@unitedhg.co.uk>
Subject: Re: ATTENTION 102 Weymouth road Hayes

Dear Chris,

I had sent emails from the LA regarding the need for this service and they wanted tinline children . Should I get a letter or email stating they are supporting pure application?

Thank you for your time
Kind regards
Sukhbinder Dhutb

On Tue, 1 Jun 2021 at 06:50, Christopher Brady <CBrady@hillington.gov.uk> wrote:

Hi

Thank you for forwarding on the statement from Megan. One of the issues I am facing when assessing this application is that there is no supporting evidence which demonstrates why this is an appropriate location for a residential institution. I have been sent a management document for the proposed building but what this doesn't give me is any indication of why we should consider this change of use as acceptable.

At present the application fails to provide an assessment of need which is required in accordance with Policy DMH 8 of the Hillingdon Local Plan : Part 2 – Development Management Policies 2020. Whilst the assessment of need is probably the most essential requirement there is also no planning or design and access statement which gives me an indication of how many full time staff there would be and what their role is. This is necessary to be able to determine other material impact such as parking needs.

I am not aware of any document which has been published by the council which would help me to establish the need for this type of facility so there isn't anything for me to refer to. I'd suggest speaking to someone within the relevant department for help in demonstrating the need and possibly seeking advice from a planning agent who

may be willing to compile a planning statement which provides the necessary detail required to assess the impact the proposed development would have.

At present I am minded to refuse the application based on the above points. However should you wish to submit details which could appease our concerns, given the significant public interest in the application it may be beneficial to withdraw the current application whilst you compile the requested detail and then submit a fresh application.

With regards
Chris Brady

From: Kuran Aujla <kuran@unitedhg.co.uk>
Sent: 26 May 2021 12:44
To: Christopher Brady <CBrady@Hillingdon.Gov.UK>
Cc: Mintydhut <Mintydhut@gmail.com>; Kash Dhanoya <kash@unitedhg.co.uk>
Subject: Fwd: ATTENTION [102 Weymouth road Hayes](#)

Dear Chris,

We hope this email finds you well.

I have forwarded you a supporting statement from Megan Kay, who is an ex-care resident in a children's care home where my colleague Akash Dhanoya worked. For info, Akash is the co-founder and director of United Homes Group. Subject to planning approval, United Homes Group will operate the home at [102 Weymouth Road](#) under his leadership.

It is our ambition to have a positive impact on society by supporting the vulnerable young people of our local community. We hope Megan's statement demonstrates our mission.

Kind regards,

Kuran

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From: Megan Kay <meganckvr@gmail.com>
Sent: Monday, May 24, 2021 3:51 am
To: Kuran Aujla
Subject: ATTENTION [102 Weymouth road Hayes](#)

Dear to whom this may concern

I am an ex care resident in Akash Dhanoya childrens home where he worked. He and the team offered a lot of support love and care when we needed it the most. Many times people give up on us and we are placed away from our areas but he and his team never gave up on his priorities witch were us his emotional support is outstanding when we felt vulnerable, engaged us in education and ensured boundaries which we met.

Today I speak for myself that I am now a grown adult with 2 children and work for the ambulance service I achieved this with there support I generally thought I'd never get out the whole I was in but I did and I can't thank them enough we need more services more people like this and local homes for children areas there comfortable in

Akash Dhanoya is a devoted person to care help others I wish him well and hope to hear his application may go forward he deserves this .

Regards

Megan k

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Minty Dhut

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Appendix 2

Tim Cropper

From: Minty Dhut <mintydhut@gmail.com>
Sent: 19 August 2021 16:45
To: Michael Jones
Cc: Tim Cropper; Kash Dhanoya; kuran@unitedhg.co.uk
Subject: Re: Weymouth Road- new children Home

Hi Micheal

Further to our emails and phone conversations, we appreciate you supporting our planning application so we can provide the much needed care for vulnerable children in the borough of Hillingdon.

Thank you for confirming that there is a need for this form of care accommodation within the borough. We look forward to working with you and your response to the planning officer. His name is Christopher Brady and his email address is cbrady@hillington.gov.uk.

Kind regards,

Minty

From: Minty Dhut <mintydhut@gmail.com>
Sent: Thursday, August 19, 2021 3:28 pm
To: Kash Dhanoya; Kuran Aujla
Subject: Fwd: Weymouth Road- new children Home

----- Forwarded message -----

From: **Michael Jones** <MJones@hillington.gov.uk>
Date: Thu, 19 Aug 2021 at 07:27
Subject: RE: Weymouth Road- new children Home
To: Minty Dhut <mintydhut@gmail.com>

Hi

Thanks

Can you give me the contact details of the officer you are dealing with in the Planning Dept please

I can supply a response by the end of next week but I cannot see any significant objections at the moment

M

Michael Jones
Contracts & Supplier Relationships Manager

Provider Services & Commissioned Care
Social Care
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For activities and things to do in the local community, please visit [Discover Hillingdon](#)

From: Minty Dhut <mintydhut@gmail.com>

Sent: 19 August 2021 15:23

To: Kash Dhanoya <Kash@unitedhg.co.uk>; Kuran Aujla <kuran@unitedhg.co.uk>; Michael Jones <MJones@hillington.gov.uk>

Subject: Weymouth Road- new children Home

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Dear Michael,

We are submitting our planning application to Hillingdon Planning for approval for Children's Home as discussed with you previously.

I had sent you the statement of purpose is there anything else you require? We are only accommodating up to 4 children.

Ofsted requirement is we have LA approval for Children's Home hence we are applying for this to Hillingdon planning.

Please can you confirm there is a need for this as discussed for this service as we are under your jurisdiction. We are more than happy to work

In partnership with you.

I truly appreciate your support as we require ASAP an email from yourselves to share with planning to confirm there is a need for this service ?

If you require any further information please call me on 07534 850850 or email me .

Kind regards

Minty (Mrs Sukhbinder Dhut)

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Minty Dhut

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Minty Dhut