

# Updated Planning Statement

Incorporating Officer Clarifications — Revised Operational Model, Visitor Numbers, Commissioning & SEMH Focus

Site: 9 St Anselm's Road, Hayes, UB3 1SB  
Ref: 24037 / PS-REV-A | Date: March 2026 | V-Design CAD Services Ltd

<b>Document Type:</b>	Updated Planning Statement (incorporating Design & Access clarifications)
<b>Revision:</b>	A — Incorporating LBH Officer and Children's Services comments
<b>Application:</b>	Change of Use C3 Dwellinghouse to C2 – Children's Residential Care Home (up to 4 children)
<b>Site:</b>	9 St Anselm's Road, Hayes, UB3 1SB
<b>LPA:</b>	London Borough of Hillingdon
<b>Original Statement Date:</b>	13 January 2026
<b>Revision Date:</b>	March 2026
<b>Prepared By:</b>	V-Design CAD Services Ltd
<b>Ref:</b>	24037 / PS-REV-A

## 1. Introduction and Purpose of this Update

This updated Planning Statement has been prepared further to the Planning Officer's email of 10<sup>th</sup> March 2026, which requested that the further information arising from the applicant's response of 16 February 2026 be consolidated into an updated Design and Access Statement and Planning Statement. This document addresses the following matters in a single consolidated submission:

- Clarification of the client group and SEMH focus of the home
- Children's Services observations regarding SEND and UASC cohorts
- Revised visitor numbers and their incorporation into the transport and OMP documents
- Commissioning engagement with the LBH Supplier Relationship Team
- Front boundary treatment and proposed planning condition
- Flat roof safety — proposed condition and mitigation measures
- Ofsted registration condition and operator commitment
- Reconciliation of OMP staffing levels with Transport Assessment trip numbers (cross-referenced to TA Addendum Ref: 24037/TA-ADD-01)

This statement should be read in conjunction with the following updated/new documents:

- OMP Revision A (Ref: 24037/OMP-REV-A) — March 2026
- Transport Assessment Addendum (Ref: 24037/TA-ADD-01) — March 2026
- Original Planning Statement (Ref: 24037) — 13 January 2026
- Original Transport Assessment — 13 January 2026
- Local Needs Assessment Report — 12 January 2026
- Drawings PL-01 through PL-07

## 2. Site and Proposal — Summary

The application seeks change of use of 9 St Anselm's Road, Hayes (UB3 1SB) from a C3 dwellinghouse to a C2 children's residential care home. No external alterations are proposed to the existing dwelling beyond those already consented / shown on the submitted drawings. The key parameters of the proposal remain as originally submitted:

Element	Detail
Maximum residents	4 children
Age range	8–17 years (subject to Ofsted registration)
Client group	Looked-after children with low–moderate SEMH needs (see Section 3 below)
Staffing	24/7; 3 staff by day (concurrent), 2 by night (concurrent)
Regulatory body	Ofsted — Children's Homes (England) Regulations 2015
Parking	1 on-site space + 4 cycle spaces + EV charging point
External changes	None (existing dwelling retained as shown on drawings PL-03 to PL-07)

### 3. Clarified Client Group — SEMH Focus

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#### 3.1 Client Group

In response to Children's Services' observations, the applicant clarifies that the proposed home is intended for **looked-after children with low to moderate Social, Emotional and Mental Health (SEMH) needs**. The home is not proposed as:

- A specialist SEND facility;
- Dedicated UASC provision; or
- A complex-needs or clinically-led placement (which would require CQC regulation).

Children placed at the home will be capable of living in a standard residential street environment, attending mainstream or local schools, and accessing community amenities independently or with staff support. This is consistent with the domestic character of the property and the residential character of St Anselm's Road.

#### 3.2 Local Needs Assessment — Contextual Clarification

The references to SEND prevalence and UASC pressures within the Local Needs Assessment Report were included to contextualise the **overall pressure on placement sufficiency** in Hillingdon — not to suggest that this home would be targeted at those cohorts specifically. The applicant acknowledges Children's Services' clarification that SEND and UASC children are not typically supported through this type of small residential home and accepts that this should be made explicit in the supporting documents.

### 4. Commissioning Engagement

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The applicant accepts Children's Services' recommendation that alignment with local commissioning priorities is important. The following steps have been taken and are committed to:

- The applicant will engage with the LBH Supplier Relationship Team (SupplierRelationshipTeam@Hillingdon.gov.uk) and commissioning colleagues (including Lee Moses as suggested) to ensure the proposed service offer matches local demand.
- The Planning Officer will be copied into that correspondence so that the outcome of commissioning discussions can inform the assessment of the application.
- The operator identity and Ofsted registration will be confirmed prior to occupation (see Section 8 below).

**Note:** Commissioning correspondence will be forwarded to the Planning Officer as it progresses. The applicant requests that this be considered as part of the extended time assessment period agreed with the officer.

### 5. Transport, Parking and Trip Generation — Consolidated Position

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#### 5.1 Cross-Reference to TA Addendum

A Transport Assessment Addendum (Ref: 24037/TA-ADD-01, March 2026) has been prepared to address the officer's observation regarding the apparent inconsistency between OMP staffing levels and the TA's assumed trip generation. The key conclusions are:

- OMP staffing levels represent concurrent on-site numbers, not total daily headcount.
- With 3 shift rotations over 24 hours, daily staff vehicle movements are in the range of **8–10 (combined in/out)**.
- Revised worst-case total daily movements: **11–15** (staff + visitors + deliveries).
- This does not alter the conclusions of the original TA; the proposal continues to comply with DMT1, DMT2, and DMT6.

## 5.2 Visitor Numbers — Consolidated

In response to the officer's request for clarification on anticipated visitor numbers:

Visitor Category	Average Daily	Typical Weekly Total	Maximum on Any Day
Social workers / professionals / reviewing officers	1–2	7–10	3 (on review days)
Family contact (where agreed in care plan)	0–0.5	0–2 (often off-site)	1
Health / education professionals	0–1	0–3	1
TOTAL	1–2 average	7–12	3 (managed, non-overlapping)

All visits are pre-booked, logged, and subject to the parking and conduct controls set out in the OMP Revision A.

## 6. Neighbour Amenity — Semi-Detached Context

The officer and Children's Services have both highlighted the semi-detached nature of the property and the need to protect the amenity of the immediately adjoining neighbour. The following measures are embedded in the OMP Revision A and can be secured by condition:

Impact Concern	Mitigation Measure	Mechanism
Noise — outdoor activity	Garden use 08:00–20:00 only; no amplified music; supervised	OMP condition
Noise — night-time	Quiet hours 22:00–07:00; indoor noise managed by staff	OMP condition
Noise — internal/party wall	Carpets/underlay in circulation areas; acoustic lining to party wall (subject to condition if required)	Planning condition / Building Regs
Noise — staff movements	Staggered shifts; quiet arrivals/departures policy; no idling	OMP condition
Privacy / overlooking	No new windows proposed; existing window positions retained	Drawings
Parking / forecourt	1 on-site space; managed allocation; staggered shifts	OMP + TA Addendum
General disturbance	24/7 staffing; behaviour management; complaints procedure	OMP condition

## 7. Front Boundary Treatment

The applicant confirms the intention to provide a modest, domestic-scale front boundary treatment consistent with the residential character of St Anselms Road. The boundary enclosure will:

- Not exceed 1.0m in height adjacent to the highway;
- Be designed to maintain clear sightlines for vehicle exit from the forecourt;

- Be finished in materials appropriate to the street character.

## 8. Flat Roof Safety

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In response to Children's Services' concern regarding the flat roof element of the top-floor extension:

- The flat roof will **not** be used as a terrace, play area, or external amenity space.
- There is no door access to the flat roof.
- Windows giving onto the flat roof will be fitted with restricted opening mechanisms (limiters and toughened/locking hardware) in accordance with Building Regulations Part K and Ofsted requirements.
- Appropriate guarding will be provided at any accessible roof edges.

The applicant accepts planning conditions: (i) prohibiting use of the flat roof as accessible amenity space; and (ii) requiring details of window-opening restrictors and guarding to be submitted and approved prior to first occupation.

## 9. Ofsted Registration and Operator Commitment

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- The home will be operated by a dedicated children's residential care provider (identity to be confirmed following commissioning engagement).
- Ofsted registration will be secured prior to any children being placed. No children will be admitted until Ofsted registration is granted.
- The provision is Ofsted-regulated; CQC registration is not required (no nursing or clinical care is provided).

## 10. Planning Policy Compliance — Updated Assessment

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### 10.1 National (NPPF 2024)

The proposal delivers essential social infrastructure in the form of small-scale, managed residential care for looked-after children — consistent with NPPF objectives to support healthy and safe communities and deliver sustainable development.

### 10.2 London Plan 2021

- **Policy H12:** Supported and specialised accommodation — need evidenced in Local Needs Assessment; impacts appropriately assessed and conditioned.
- **Policy D6:** Good living environment and amenity — controlled through OMP and conditions.
- **Policies T4/T5/T6:** Transport impacts assessed; cycle parking and EV provision included; TA Addendum confirms compliance.

### 10.3 Hillingdon Local Plan Part 2

- **DMH8:** Need demonstrated; appropriate location; impacts controlled through OMP, conditions, and commissioning engagement.
- **DMH1:** Loss of one C3 dwelling justified by public benefit of C2 provision meeting identified SEMH placement need.
- **DMHB11:** Neighbour amenity protected through OMP (quiet hours, supervised outdoor use, acoustic mitigation, complaints procedure).
- **DMT1/DMT2/DMT6:** Compliant — confirmed in TA Addendum.

## 11. Planning Balance and Conclusion

The proposed change of use from C3 to C2 at 9 St Anselms Road delivers a clear and measurable social infrastructure benefit: 4 regulated, domestic-scale placements for looked-after children with SEMH needs within the London Borough of Hillingdon, reducing reliance on out-of-borough placements and supporting stability of education, health, and family connections.

The concerns raised by the Planning Officer and Children's Services have been addressed in full through this updated submission. With the conditions set out in Section 11 above, the proposal:

- Is supported in principle by NPPF, London Plan (H12), and Hillingdon Local Plan (DMH8);
- Has no unacceptable transport or highways impacts;
- Protects the amenity of neighbouring occupiers through robust and conditionable OMP controls;
- Provides significant public benefit which justifies the loss of one C3 dwelling in planning balance;
- Is aligned with commissioning priorities (subject to confirmation through Supplier Relationship Team engagement).

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