



V-Design Cad Services Limited
62 Station Approach
Ruislip HA4 6SA
020 3488 4890
info@vdesigncad.co.uk

Planning Statement

Proposal: Change of Use from HMO (C4 / Sui Generis) to C2 Children's Residential Care Home

Site Address: 3 Deane Avenue, Ruislip

Date: 24-09-2025

1. Introduction

This Planning Statement supports the full planning application for the proposed change of use of **3 Deane Avenue, Ruislip**, from an HMO currently accommodating up to six adults to a **C2 children's residential care home** for up to four young people aged up to 17 years old.

The purpose of this document is to:

1. Demonstrate compliance with local, regional, and national planning policy.
2. Provide evidence of the **local need** for specialist children's residential care provision.
3. Address the three reasons for refusal identified in the previous decision (application reference **78514/APP/2025/1810**).
4. Highlight the public benefits and minimal impacts of the proposal.

This statement should be read in conjunction with the following supporting reports:

- **Local Needs Assessment Report** (January 2025)
- **Transport Assessment and Parking Survey**
- **Operational Management Plan**
- **Updated drawings and plans**

2. Site and Surrounding Area

Site description:

- The application site comprises a two-storey Detached property currently used as a **House in Multiple Occupation (HMO)** accommodating up to six unrelated adults.
- The property includes front and rear gardens, a driveway with parking provision, and shared internal facilities.

Surrounding area:

- The property is located in a residential street with similar dwellings.
- Local services, including schools, GP surgeries, parks, and public transport links, are within walking distance.
- The site has a **Public Transport Accessibility Level (PTAL)** of 2, indicating moderate accessibility.

3. Planning History

- **Current lawful use:** HMO accommodating up to six adults.
- **Previous application:** Application ref. **78514/APP/2025/1810** was refused for three reasons:
 1. Lack of evidence of identified local need for C2 accommodation.
 2. Insufficient parking provision and absence of a transport impact assessment.
 3. Lack of an operational management plan to address potential impacts on neighbours.

This resubmission fully addresses these reasons through comprehensive supporting evidence and revised proposals.

4. The Proposal

The application seeks permission to **change the use** of the property to a **children's residential care home (C2)** with the following characteristics:

Element	Detail
Number of children	Maximum of 4
Age range	Up to 17 years old
Staffing levels (day)	3 full-time staff on duty
Staffing levels (night)	2 staff (1 awake, 1 sleep-in)
Manager attendance	Part-time during weekday working hours

Visitor numbers	Limited to scheduled visits, maximum 2 at a time
Parking provision	2 on-site spaces, with additional CPZ permits for overflow
Outdoor use	Restricted hours 08:00–20:00, supervised at all times

All operations will be governed by a detailed **Operational Management Plan** and regulated by **Ofsted**, ensuring safe, controlled, and compliant care provision.

5. Planning Policy Context

5.1 National Planning Policy Framework (NPPF 2024)

- **Paragraph 135** supports development that meets community and social infrastructure needs.
- **Paragraph 119** encourages the efficient use of existing housing stock.
- **Paragraph 130** highlights the importance of promoting healthy, inclusive, and safe places.

5.2 The London Plan (2021)

- **Policy H12 – Supported and Specialised Accommodation:** Supports delivery of specialist housing to meet identified need.
- **Policy GG4 – Delivering the Homes Londoners Need:** Promotes mixed and inclusive communities.
- **Policy T6 – Car Parking:** Encourages sustainable transport and appropriate parking levels.

5.3 Hillingdon Local Plan

- **Policy DMH8 – Care Homes:** Permits C2 uses where:
 1. There is an identified local need,
 2. The location is appropriate and integrated into the community,
 3. There is no over-concentration of similar uses.
- **Policy DMH1 – Safeguarding Existing Housing:** Protects family homes unless there is overriding justification.
Note: The site is currently an HMO, not a C3 family dwelling, so there is no loss of family housing.
- **Policy DMT2 – Highway Impacts:** Requires development to be acceptable in terms of transport and highway safety.

6. Evidence of Local Need

The **Local Needs Assessment Report** (January 2025) provides detailed evidence of demand:

Category	Number of Children	% of Total
Total Looked-After Children (LAC)	285	100%
Residential Care Placements Needed	56	19.6%
Placed Outside Borough	34	60.7%

Key findings:

- 1 in 5 looked-after children in Hillingdon requires residential care.
- Over 60% of these children are placed **outside the borough**, often far from family, schools, and support networks.
- There are only three Ofsted-registered children's homes in Hillingdon:
 - Home A** – URN 2785128 – Capacity 1 (full).
 - Home B** – URN 2784402 – Capacity 4 (full).
 - Home C** – URN SC068789 – Capacity 9 (full, high demand).
- Demand has been further driven by a recent increase in **unaccompanied asylum-seeking children**, with 128 of 185 new looked-after children in the last six months falling into this category.

This demonstrates a **critical shortage** of local placements, justifying the need for this new facility.

7. Transport and Parking

A **Transport Assessment** and **Parking Survey** were undertaken and demonstrate:

- Parking Provision:**
 - Two on-site spaces created through revised frontage layout.
 - Overflow staff parking managed through CPZ visitor permits.
 - Secure cycle storage provided.
- Trip Generation:**
 - Approx. 11–13 total daily vehicle trips.
 - Negligible increase compared to current HMO use.
- Mitigation:**
 - Staggered staff shift changeovers to avoid peak-time congestion.
 - Active Travel Plan encouraging public transport and car sharing.
 - Delivery and refuse collection scheduled outside peak hours.

Conclusion:

The proposal will **not cause significant parking stress or highway safety issues**, fully addressing the previous refusal reason.

8. Operational Management

A detailed **Operational Management Plan (OMP)** has been prepared and includes:

- Strict control of visitor numbers and times.
- Complaint handling procedures for neighbours.
- Noise management measures, including outdoor curfews and staff training.
- Emergency planning and safeguarding protocols.

This ensures the facility will be **well-managed, safe, and fully compliant** with Ofsted regulations, directly addressing neighbour concerns raised previously.

9. Community Engagement

The applicant has undertaken proactive engagement with local residents by:

- Distributing information letters explaining the proposal and its benefits.
- Providing a dedicated 24/7 community liaison contact.
- Offering to meet residents to discuss concerns.

Feedback from this process has informed operational practices and site layout adjustments.

10. Planning Balance and Public Benefits

Impact Area	Assessment
Housing loss	No loss of C3 family dwelling – site already HMO
Local need	Significant, urgent, evidenced shortage
Highway safety	Neutral impact with mitigation in place
Neighbour amenity	Positive compared to existing HMO use due to stricter controls
Public benefit	Strong – improved care provision for vulnerable children

The proposal clearly provides **substantial public benefits**, which far outweigh any limited impacts.

11. Conclusion

The proposed change of use from HMO to C2 children's residential care home:

1. Meets a **documented local need** for placements.
2. Complies with **NPPF, London Plan, and Hillingdon Local Plan policies**.
3. Provides a **better-managed and lower-impact use** than the existing HMO.
4. Delivers significant social benefits by enabling children to remain near their families, schools, and support networks.

