



Children's Homes – A guide for applicants and interested parties.

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PART 1 – INTRODUCTION

1. Introduction and Purpose of Guide

- 1.1. This guidance document is intended to inform and assist applicants seeking to establish a new children’s care home. The guidance addresses applications for both planning permission and certificates of lawful use and seeks to ensure that we have all the information necessary to allow it to determine such applications. The guidance is also intended to provide clarification of the application process to members of the local community if an application is submitted near their home.
- 1.2. The guidance note provides clarification and information and so will not be subject to a formal consultation process. Although the guidance note does not create new policy, it will be a material planning consideration in the assessment of planning applications.
- 1.3. The guidance is not exhaustive or conclusive but rather seeks to highlight the relevant legislation, regulations, guidance and policy that will be used in the decision-making process. Every case will be assessed on its merits, and it is advised that pre-application advice is sought from the Council in respect of a specific application.
- 1.4. Part 1 of this document seeks to explain the controls available to the council through the planning system. Part 2 provides guidance to developers that will be of use whether or not planning permission is required, whilst part 3 sets out the information that the council will require in order to determine a formal application.

2. Aims and Objectives

- 2.1. Fylde Council recognises that children’s homes provide an important part of the social care provision for children. The legislative powers available to the council to regulate the establishment of new children’s homes is limited. However, by encouraging operators to work within the terms of this guidance, the council aims to:
 - guide applicants for children’s homes to appropriate properties and suitable locations that best meet the needs of looked after children;
 - avoid the undue concentration of children’s homes in a particular area having regard to the existing character and amenity of an area;
 - within the limitations of the powers available to Fylde Council, facilitate the provision of sufficient accommodation to meet the needs of all parts of the local community; and
 - Ensure applications contain all the information required to allow the council to determine an application without needing to seek clarification from applicants.

PART 2 – THE PLANNING PROCESS

3. Planning Permission and Certificates of Lawful Use

- 3.1. This guide is about two different kinds of applications that are commonly made to councils in their role as local planning authority regarding children’s homes, namely:
 - Applications for planning permission
 - Applications for certificates of lawful use
- 3.2. In the rest of this guidance, we will refer to these respectively as ‘a planning application’ and ‘a certificate application’. Understanding the differences between these applications is crucial for applicants, local residents, and other stakeholders involved in the process.
- 3.3. Both types of applications aim to establish whether using a property as a children's home is permitted under planning legislation. However, they differ significantly in their approach and the criteria used for decision-making. A local planning authority can only consider the questions raised by the specific type of application submitted and must make a decision based on the criteria for that application type.
- 3.4. Applicants may choose the type of application they believe is most appropriate to their circumstances. While the laws governing both applications are complex, this guide aims to help those involved understand the key factors in each decision-making process.

4. When is planning permission needed?

- 4.1. Care for children, including children’s homes, is regulated by Ofsted. As part of the process for registering children’s homes, Ofsted require the operator of the home to confirm the planning status of the property by either obtaining planning permission or, where there is no material change of use, obtaining a certificate of lawful use.
- 4.2. Planning permission is generally required for ‘development’, which includes “*the making of any material change in the use of any buildings or other land*”¹.
- 4.3. The Town and Country Planning (Use Classes) Order 1987 (“UCO”), places various uses of land and buildings into different use classes.
- 4.4. Dwellinghouses fall within use class C3, which includes:

*“Use as a dwellinghouse (whether or not as a sole or main residence) by—
a single person or by people to be regarded as forming a single household;
not more than six residents living together as a single household where care is provided for residents; or
not more than six residents living together as a single household where no care is provided to residents (other than a use within class C4).”*
- 4.5. Residential Institutions such as care homes, fall within use class C2, which provides for:

“Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)), use as a hospital or nursing home, or use as a residential school, college or training centre”.

¹ See sections 55 and 57 of the Town and Country Planning Act 1990.

- 4.6. For the purposes of the UCO, 'care' means: *"personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment"*.
- 4.7. Changes of use within the same use class of the Town and Country Planning (Use Classes) Order 1987 ("UCO") are not regarded as development² and so planning permission is not required to change between uses falling within the same use class. For example, as a care home for the elderly falls within the same use class as a care home for children, planning permission would not be required to switch between such uses. As the UCO sets out when planning permission is not required, rather than when it is, this means that for any certificate application, the local planning authority (LPA) needs to decide:
- whether the new use is in a different use class to the existing use and if it is
 - whether the change of use is material.
- 4.8. Planning permission would only be needed if the new use is in a different use class **and** the change would be material. If planning permission isn't needed, the LPA is required to issue a certificate when a certificate application has been made.
- 4.9. Planning permission is only required if a change of use is 'material', but as 'material' is not defined in legislation, each case must be considered as a matter of fact and degree. Essentially, the test is whether the proposed use would be different in character to the existing permitted use³.

5. In which use class do children's homes fall?

- 5.1. Whilst the UCO sets out that certain types of care home fall within class C3, as children rely on adults for their day-to-day needs, they are not generally considered able to form a single household on their own and so it is an established position that children's homes fall within class C2 irrespective of how many children live at the property. The only exception to this would be if the carers are living on site full time and form part of a single household⁴. Over recent years, the majority of applications for certificates of lawfulness received by Fylde Council relating to use as a children's home have proposed care to be provided on a rota basis by non-resident staff and so this exception is not generally relevant to the cases in point.
- 5.2. As class C3 includes uses other than a single-family dwelling, for example small care homes providing other forms of care and other types of community living, the starting point for any assessment of whether a change of use is material will not simply be related to the character of the dwelling as it is currently used, but how it might be used within class C3. As confirmed in a Written Ministerial Statement issued by the Housing and Planning Minister on 23 May 2023⁵, as many of the uses within class C3 are very similar to a small-scale children's care home, the change of use may not be a material one. It is also the case that, the lower the number of children proposed to be residing at a particular home (which usually means that there is a lower number of staff required to care for them), the more similar that use will be to a family type of environment, for example, those households with grown up children still living in the family home or where a family member is in receipt of care in the home.

² Sn 55(2)(f) Town and Country Planning Act 1990

³ *Sage v Secretary of State for Housing, Local Government and Communities* [2021] EWHC 2885 (Admin)

⁴ As established in the High Court ruling: *North Devon DC v FSS* [2003] EWHC 157 (Admin)

⁵ [Statement made by Rachel Maclean](#), Minister of State for Housing and Planning

5.3. If a certificate is issued, the authorised use will be as set out within the certificate. Any intensification of use, for example the use of a premises to care for more children than stated in the certificate, would need to be subject to further consideration.

6. Understanding the differences between planning permission and certificates of lawful use

6.1. Understanding the distinctions between planning applications and certificate applications is essential for anyone involved in the process. While planning applications consider a wide range of factors and allow for public input, certificate applications typically focus narrowly on whether a change of use is 'material' in planning terms.

7. Certificate Applications, the Decision-making Process:

7.1. In a certificate application for a children's home, the applicant usually seeks confirmation that using the property as a children's home doesn't require planning permission. If the change of use is to a different 'use class' to the existing use, this usually hinges on whether the change from the previous use is considered 'material'.

7.2. With a certificate application, the local planning authority focuses solely on determining whether the change of use is 'material.' They cannot:

- Consider whether they approve of the property's use changing to a children's home
- Take into account the policies in the local plan or other planning matters
- Take account of the views of the local community on the suitability of a particular property to be used in that way

7.3. The authority's role is solely to assess whether the change would be 'material' in planning terms.

7.4. Essentially, the question that needs to be answered by the local planning authority (LPA) is: "does the proposal need planning permission?" rather than "should the proposal be granted planning permission?"

7.5. A list of information and plans that should be submitted in support of a certificate application is included in appendix 1 of this guidance note.

Will neighbours be notified when a certificate application is received?

7.6. There is no provision within legislation requiring residents to be notified when a certificate application is received. The issue of a certificate involves technical consideration of whether the proposed use falls within certain parameters, rather than a consideration of its planning merits⁶. Seeking the views of third parties could raise false expectations that comments received might influence the determination of an application.

7.7. Whilst the legislation does not allow local opinions to be taken into account in determining certificate applications, residents' evidence about how a change that has already taken place has affected them can help determine whether the change is 'material.' For example, if a certificate application is submitted for a premises that is already operating as a children's

⁶ Because of the narrow, technical issues involved and the lack of discretion available to the LPA, decisions on certificate applications are delegated to the Head of Planning. There is no provision for the referral or call in of certificate applications for consideration by the Planning Committee.

home, the council could seek the views of local residents regarding how the premises have been operated.

8. Planning Applications, the Decision-making Process:

- 8.1. In a planning application for a children's home, the applicant requests permission to change the use of a property, typically from a family home, to a children's home. They may also seek approval for any physical alterations or extensions to the property to facilitate that use.
- 8.2. The local planning authority will base its decision on the local plan, which outlines the area's development policies and guidelines and any material planning considerations, including national planning policies and other relevant factors. The local planning authority must make its decision in line with its local plan unless material considerations indicate otherwise.
- 8.3. A list of information and plans that must be submitted in support of a planning application is included in appendix 2 of this guidance note.

Will neighbours be notified when a planning application is received?

- 8.4. Before making a decision on a planning application, the local planning authority consults a range of statutory bodies, such as the local highway authority and social services department as well as seeking the views of local people. Their views are taken into account when making a decision, which means that local opinions can influence whether a planning application is approved or not. All comments we receive about a planning application will be considered, however, only comments which raise relevant matters of planning policy or material planning considerations can be taken into account when an application is determined. Material considerations must be genuine planning matters, i.e. they must be related to the purpose of planning legislation and must also fairly and reasonably relate to the issue in question, so they can include, for example issues such as:
 - Previous planning decisions on the application site.
 - Traffic generation and the impact on highway safety.
 - Noise and disturbance resulting from the proposed use.
 - Impact on character or appearance of the area.
 - Overlooking and loss of privacy.
 - Examples of non-material considerations, i.e. those that cannot be taken into account include:
 - Loss of property value
 - Loss of private view
 - Private disputes between neighbours, e.g. land ownership
 - Restrictive covenants and other private rights
 - Volume of local opposition
 - The applicant's motives or any personal morals or views about the applicant

9. Relevant Planning Policy

National Planning Policy Framework (NPPF) (December 2023)

- 9.1. The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England. Paragraphs 60, 61 and 62 relate to the delivery of a sufficient supply of homes.
- 9.2. Paragraph 60 makes clear that, to “support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”
- 9.3. Paragraph 61 provides guidance on how housing need in an area should be assessed and understood, whilst paragraph 62 advocates that planning policies should reflect the housing needs for different groups in the community.
- 9.4. Paragraph 6 of the Framework advises that other statements of government policy, such as Written Ministerial Statements, may be material when preparing plans or deciding applications. Accordingly, the Written Ministerial Statement issued on 23 May 2023 by the Housing and Planning Minister is a material consideration that must be taken into consideration in the determination of any planning applications for children’s homes.

Fylde Local Plan to 2032 (incorporating partial review)

- 9.5. The Fylde Local Plan does not contain any policies that directly relate to the establishment of children’s homes. There are, however, a number of policies that would need to be taken into consideration in determining a planning application for a children’s home.

Strategic Policy H2: Density and Mix of New Residential Development seeks to deliver a broad mix of new residential development to reflect the demographics of the borough. This would require ensuring that there are sufficient properties to meet the needs of looked after children. The policy seeks to ensure sufficient accommodation is provided for each section of the local community and so it does not place a “cap” on the amount of accommodation provided.

Strategic Policy GD7: Achieving Good Design in Development, sets out the general principles of good design, including the promotion of social cohesion and strong neighbourhoods, protecting residential amenity, securing appropriate car parking, creating safe and accessible environments and making provision for the needs of specific groups in the community.

Non-strategic Policy H7: Replacements of, and Extensions to, Existing Homes in the Countryside would be relevant to any planning application that proposed the replacement of, or significant extension to, a dwelling located in the countryside.

Strategic Policy HW1: Health and Wellbeing, promotes the provision of social care facilities in accessible locations and promotes healthy lifestyles.

Strategic Policy INF1: Service Accessibility and Infrastructure, requires developments to make the most of existing infrastructure and demonstrate how new development can be accessed by means other than the private car.

Non-strategic Policy T5: Parking Standards requires new developments to provide adequate car parking to ensure that there is no detriment to highway safety. Further guidance on car parking standards, design and layout is provided in the council’s [Provision of Parking on New Developments Supplementary Planning Document](#) (SPD).

PART 3 - ESTABLISHMENT OF NEW CHILDREN'S HOMES, GOOD PRACTICE GUIDANCE

10. Introduction

10.1. The Written Ministerial Statement emphasises the importance that prospective applicants talk to local planning authorities about whether their service is needed in that locality, using the location assessment required by Ofsted to demonstrate this.

11. The Role of Ofsted

11.1. In addition to planning regulations, Section 11 of the Care Standards Act 2000 and the Children's Homes (England) Regulations 2015 require children's homes to be registered with Ofsted. Ofsted provide guidance that care providers should follow when registering and operating a children's home, including the suitability of locations through location assessments. Registration with Ofsted is intended to ensure that children will be homed in an appropriate environment and to prevent unsuitable people from owning, operating, managing or working within children's homes. Guidance on how to register with Ofsted is available on the www.gov.uk website at: [Introduction to children's homes](#).

11.2. Many issues raised by neighbours and other stakeholders cannot be taken into consideration in the determination of an application for a certificate of lawfulness or, in circumstances where planning permission is required, will not be regarded as material planning considerations. In a response to a parliamentary question raised by the hon. Member for Stockport (Ann Coffey) in 2013⁷, the Parliamentary Under-Secretary of State for Communities and Local Government (Mr Don Foster) advised "*planning is not intended to deal with problems such as antisocial behaviour by occupants or the location of a home in respect of other children's homes*". Rather than moving children's homes to a separate use class allowing the planning implications to be considered before granting planning permission, the Government of the day chose instead to introduce tighter regulation through Ofsted to "*allow new homes to be opened only in safe areas where they are run by competent providers.*"

11.3. Accordingly, in addition to ensuring the necessary planning permissions are in place, a person, partnership, or organisation that wishes to provide a social care establishment must register with Ofsted. This registration process assesses whether a person or company is fit to provide social care services and involves regular inspections following an initial registration.

11.4. Ofsted register providers and managers of children's social care establishments to:

- protect children, young people, and adult service users;
- assess that providers and managers meet the requirements of the relevant legislation;
- evaluate whether they can deliver good services for children and young people;
- report on the quality of an individual establishment to the public, including children and young people.

11.5. Each establishment must have a manager who will take full time day to day control of the establishment and who is also required to be registered with Ofsted.

⁷ Hansard Volume 566: debated on Thursday 11 July 2013

11.6. For children's homes, Ofsted require a location assessment to be carried out. This will address safeguarding concerns for the resident children and the accessibility of local services. The assessment must consider the needs of the children who are expected to live at the premises and will include, for example, whether the proposal:

- puts children at risk of exploitation due to local criminal activity;
- is close to other children's homes;
- is close to local criminal 'hot spots';
- is close to environmental hazards such as reservoirs, busy roads, or railway lines;
- is in a neighbourhood where children can flourish;
- has accessible, available, and suitable local education, leisure, faith, cultural and healthcare services.

11.7. It is considered that Ofsted's registration process is more able to fully address the suitability of a premises for the resident children and its operator because they can take account of a wider range of issues, many of which are not regarded as material planning considerations.

12. Working with Lancashire County Council Social Services

12.1. Where a Looked After child is placed by a local authority in the area of another local authority, notification must be made by the placing authority to the local authority's Children's Social Care Services where the child's placement is located. The Education Service and the relevant Health Trust for the area in which the looked after child is placed must also be notified.

12.2. The Local Authority where the child is placed must maintain a register of looked after children for whom it is responsible and all looked after children placed in its area, including those children who are the responsibility of another local authority.

12.3. Under the Children's Homes and Looked after Children (Miscellaneous Amendments) (England) Regulations 2013, the Manager of a children's home must notify without delay the area local authority (if different from the placing authority) of the admission to/discharge from the Home of any child.

12.4. Lancashire County Council's Children's Services can provide guidance on the number and nature of care required in the borough. Potential applicants are encouraged to contact LCC for further information regarding need.

13. Choosing an appropriate property

13.1. The type of property suitable for use as a children's care home will depend on the number of children that will reside at the property and their individual needs.

13.2. Detached properties with surrounding garden space that can provide areas in which to relax and play and that can provide adequate off street parking are preferable to smaller properties that may need extension or do not have adequate outside space.

13.3. Detached properties – can be used to accommodate one or two children but become necessary for proposals seeking to accommodate three children or more, subject to relevant material planning considerations.

13.4. Semi-detached properties – are generally only suitable for accommodating up to two children.

- 13.5. Terraced properties located in the borough commonly have limited outside space and off street parking and so are generally less suitable as care homes.

14. Choosing an appropriate location

- 14.1. Although children's homes are predominantly operated on a commercial basis, as the primary use is for residential purposes, they are appropriate uses for a residential area. However, if several care homes are concentrated in a particular area, the character of that area may be adversely affected. Potential operators should, therefore, seek to ensure that there are no established children's homes in the immediate vicinity of a proposed home, for example on the same street or road, backing onto the property or around the corner. In very small rural settlements with limited facilities, it may not be appropriate to have more than one home in the same village.
- 14.2. The chosen property should have good access to good local services such as schools, parks and health facilities.

15. Car Parking

- 15.1. It is recognised that children's homes may require more parking than an equivalent sized dwellinghouse due to the number of support staff and frequent visits from other professional workers.
- 15.2. Accordingly, adequate parking provision to meet the needs of the home should be demonstrated. This should ordinarily be off-street parking, but an element of on-street parking may be considered acceptable where this is readily available and it would not establish excessive pressure in the vicinity or other highway safety concerns.
- 15.3. When considering parking availability, due regard should be given to the care ratio, the needs of the children accommodated, and the operational model of the home, the nature of the surrounding area and the presence of any parking restrictions on-street. In essence, each proposal will be considered on its own particular merits.
- 15.4. Car parking spaces should normally be 2.5m wide by 5m long and follow the design guidance set out in the council's adopted Supplementary Planning Document: Parking in New Developments.
- 15.5. Vehicular movements and frequency of access that would result from the intensification of activity in and around the site, particularly in unsociable hours, can be disruptive in a residential setting and impact on visual and residential amenity. The location of parking and manoeuvring areas in relation to sensitive neighbouring uses, including neighbouring residential properties should be carefully considered.

16. Adapting an existing property

- 16.1. It is acknowledged that some children may have complex needs. These children undoubtedly deserve to live in a pleasant, caring and supported residential environment as part of the community, but it is also important that the amenities of neighbours be appropriately protected. As such, the following measures may be required:
- Installation of sound-proofing to protect party walls and residential amenity.
 - Prevent children from having access to balconies, roof terraces, and any flat-roof areas.
 - Provision of appropriate boundary treatments to garden areas; and

- Installation of CCTV.

17. Pre application advice

17.1. Fylde Council welcomes and encourages discussions with applicants or their agents before an application is submitted. Early discussions can help to achieve time savings, and a better standard of application and improves the chance of a timely and successful outcome. The council makes a charge for advice that it provides to applicants and developers prior to submitting a planning application with the level of the fee depending on the scale and nature of the development proposed. A proposal to use a property for care provision would fall in the 'smaller minor' fee category. More information about our pre-application advice service and current fees are available on our website at: [Pre-application advice – Fylde Council](#).

PART 4 – VALIDATION REQUIREMENTS

Appendix 1 – Information recommended to accompany a certificate application.

Children’s home supporting planning statement:

[Article 39 of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) specifies the contents of a certificate application and how it must be submitted. An application needs to describe precisely what is being applied for (not simply the use class) and the land to which the application relates. Without sufficient or precise information, a local planning authority may be justified in refusing a certificate⁸. This does not preclude another application being submitted later on, if more information can be produced.

In order that we can fully understand your application and assess whether your proposal represents a material change of use, please provide a general description of how the use will operate on a day-to-day basis (i.e. what the routine of the care home will be) and the level of activity, comings and goings (including vehicle movements) this is likely to give rise to. Your statement should include:

- a) The address of the property.
- b) The name of the company proposing to operate the facility.
- c) How many children will be cared for at the home and what their age range will be (a lower and upper limit)?
- d) What would be the care needs of the children to be placed in the home? E.g. are children likely to have complex needs?
- e) How many care staff would normally be present i.e. what is the child to carer ratio
- f) What is the maximum number of staff likely to be present on site at any one time (i.e. will there be other staff, such as a manager, on site at the same time as the care staff, for how long, and how many care staff will there be)?
- g) As staff work in shifts, what will the shift patterns be? How many shift changes will occur each day (or at any other frequency) and at what time of day these would happen (i.e. what the shift patterns for staff would be)? How long would additional staff be present during shift changes? The presentation of this information in the form of a staff rota would assist in the determination of your application.
- h) What level of vehicular comings and goings are expected at the site in connection with the proposed use (e.g. will there be regular visits by other, external support staff such as medical practitioners, therapists etc.) and, if so, how regularly are these likely to occur?
- i) Would staff from other facilities visit the site for example to attend staff meetings or training events.
- j) Would case reviews take place on or off-site?
- k) Would any rooms be used as a dedicated meeting, training or therapy room?
- l) Details of any security provisions that are proposed e.g. security and access controls on doors. Would CCTV be installed?

⁸ National Planning Practice Guidance - Paragraph: 005 Reference ID: 17c-005-20140306

- m) Would the parents or family of the children visit the home and, if so, how often is this likely to take place?
- n) Is the intention that the children cared for at the property will be home schooled or will they attend local schools? If children will be home schooled, will additional teachers/tutors attend the premises and how often.
- o) What dedicated parking provision (if any) exists for the dwelling and how is it intended to control vehicle movements and parking associated with the use arising from staff and other visitors?

Children's home plans:

In addition to the supporting planning statement, to allow the council to properly assess an application of this nature there is a need for sufficient clarity as to the proposed internal layout of the property involved.

- a) A floor plan that provides an accurate representation of the existing and proposed internal layout of the dwelling, including annotations showing the proposed use of each room (i.e. children's bedrooms, staff bedrooms, any manager's office, living rooms, etc.).
- b) Elevation drawings at 1:100 scale in the event that any external alterations or extensions are proposed to the dwelling associated with this application.
- c) A plan indicating the external space available for example for use as amenity garden space and off-street parking, with this parking areas indicated as being either existing or proposed and shown on a plan that is to a suitable scale to allow confirmation that they meet the standards set out in the SPD.

Appendix 2 – Information required to accompany a planning application.

Children’s home supporting planning statement:

In order that we can fully understand your application, please provide a general description of how the use will operate on a day-to-day basis (i.e. what the routine of the care home will be) and the level of activity, comings and goings (including vehicle movements) this is likely to give rise to. Your statement should include:

- a) The address of the property.
- b) The name of the company proposing to operate the facility.
- c) What use class you consider the proposal to fall within? It is important that you clarify which use class (as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended)) you consider your proposal to fall within.
- d) How many children will be cared for at the home and what their age range will be (a lower and upper limit)?
- e) What would be the care needs of the children to be placed in the home? E.g. are children likely to have complex needs?
- f) Where do you expect that referrals to the home will be made from (i.e. is this from Lancashire County Council or another source)?
- g) How many care staff would normally be present i.e. what is the child to carer ratio
- h) What is the maximum number of staff likely to be present on site at any one time (i.e. will there be other staff, such as a manager, on site at the same time as the care staff, for how long, and how many care staff will there be)?
- i) As staff work in shifts, what will the shift patterns be? How many shift changes will occur each day (or at any other frequency) and at what time of day these would happen (i.e. what the shift patterns for staff would be)? How long would additional staff be present during shift changes? The presentation of this information in the form of a staff rota would assist in the determination of your application.
- j) What level of vehicular comings and goings are expected at the site in connection with the proposed use (e.g. will there be regular visits by other, external support staff such as medical practitioners, therapists etc.) and, if so, how regularly are these likely to occur?
- k) Would staff from other facilities visit the site for example to attend staff meetings or training events?
- l) Would case reviews take place on or off-site?
- m) Would any rooms be used as a dedicated meeting, training or therapy room?
- n) Details of any security provisions that are proposed e.g. security and access controls on doors. Would CCTV be installed?
- o) Would the parents or family of the children visit the home and, if so, how often is this likely to take place?
- p) Is the intention that the children cared for at the property will be home schooled or will they attend local schools? If children will be home schooled, will additional teachers/tutors attend the premises and how often.

- q) What dedicated parking provision (if any) exists for the dwelling and how is it intended to control vehicle movements and parking associated with the use arising from staff and other visitors?

Children's home plans:

In addition to the supporting planning statement, to allow the council to properly assess an application of this nature there is a need for sufficient clarity as to the proposed internal layout of the property involved.

- a) A floor plan that provides an accurate representation of the existing and proposed internal layout of the dwelling, including annotations showing the proposed use of each room (i.e. children's bedrooms, staff bedrooms, any manager's office, living rooms, etc.).
- b) Elevation drawings at 1:100 scale in the event that any external alterations or extensions are proposed to the dwelling associated with this application.
- c) A parking plan (drawn to a recognised scale) indicating sufficient parking and manoeuvring space in accordance with the size criteria set out in Fylde Council's Supplementary Planning Document: Parking in New Developments.