PLANNING / DESIGN AND ACCESS STATEMENT

To use a children's home with consent for up to three children, looked after by a manager and two carers, to a manager/deputy and up to five carers, with two carers staying overnight working on a 48-hour shift.

41 Greenhead Lane

Huddersfield

HD5 8EE

1 November 2026

1. Introduction and Executive Summary

1.1 The Application

1.1. This Planning, Design and Access Statement has been prepared on behalf of Team Care Homes in support of an application for planning permission to use the existing care home (2025/CL/90663/W), currently with approval for up to three children, looked after by up to two carers and a manager, for children requiring a higher level of care.

1.2. OFSTED would like the home to accommodate children with learning difficulties, who may need a higher ratio of care staff. For the operational model, the applicant anticipates that Team Care Homes will be focusing on a maximum of 2/3 young people, with potentially the need for 5 staff on duty, plus a manager/ deputy. As this is beyond the intensity of use approved with the lawful development certificate, a planning application has now been submitted.

1.3. The proposed home would accommodate up to three children aged between 7 and 17, who may have learning disabilities (LD) and/or emotional and/or behavioural difficulties (EBD). The children would be supported by a home manager/deputy manager and up to five care staff working on a rota basis, including overnight provision.

1.4. The proposal is intended to provide a stable, nurturing and family-style home for children requiring medium- to long-term residential care.

2. The need for the home

2.1. The proposal responds directly to an identified local need for additional children's residential care provision.

2.2. The applicant has engaged directly with Kirklees Council and has provided a ‘statement of need’. The Kirklees Self Sufficiency Strategy identifies priorities that include: ‘*increasing local residential capacity, developing smaller homes and enabling more children to live closer to home (pp. 13–18). It describes potential benefits such as maintaining links with family and community, reducing disruption associated with out-of-area placements, improving stability and making more effective use of resources’*.

2.3. Subject to planning permission, registration and the needs of individual children, the proposed Team Care Homes service is intended to contribute to these objectives by offering a small residential setting within Kirklees for children whose needs match the service's capabilities.

2.4. Local provision can help children maintain contact with family members and familiar professionals, attend suitable local education and access relevant health and support services. These benefits depend on each child's circumstances and on appropriate placement planning; they are not guaranteed solely by the location of a home.

3. Nature and Scale of the Use

3.1. The property is a five-bedroom detached dwelling with four existing off-street parking spaces and two garages. No external alterations are proposed.

3.2. The home would operate as a domestic household rather than as an institutional facility. The children would live at the property as their main and sole residence and would share the kitchen, living and dining facilities. Staff would provide care and supervision in accordance with the home's operating arrangements and regulatory requirements.

3.3. The home would generally have no more than six staff members present at any one time, comprising a manager and up to 5 care staff. Overnight care would be provided by two/four carers operating on a rota basis with a mixture of sleep-ins and waking night.

3.4. The proposed use would therefore retain the residential character and appearance of the existing dwelling.

4. Planning Benefits

4.1. The principal benefits of the proposal are:

i. The provision of much-needed local residential accommodation for vulnerable children;
ii. the opportunity for children in care to remain closer to their communities, schools, families and support networks;
iii. support for the Council in meeting its statutory sufficiency responsibilities;
iv. the continued use of an existing residential property without external alterations;

v. the provision of a stable and family-style environment for a small number of children;
vi. the absence of any identified unacceptable impact on neighbouring residential amenity; and
vii. a sustainable pattern of movement, with staff encouraged to use public transport, taxis or bicycles and with adequate on-site parking.

4.2. The proposal is consequently considered to provide a significant social infrastructure benefit without resulting in material planning harm.

5. Applicant and Purpose

5.1. The applicant already has permission to continue to operate the property as a small specialist children's home accommodating up to three children. The children are likely to have learning disabilities and/or emotional and behavioural difficulties and will, however, require a higher level of support than would be allowed by the current lawful development certificate.

Planning Significance of the Need

5.2. The proposed home would provide small-scale, local therapeutic residential accommodation that directly responds to the identified shortfall.

5.3. The development would enable vulnerable children to be accommodated within their own community where appropriate, helping to support placement stability and continuity of education, family contact and community relationships.

5.4. The proposal would also assist the local authority in discharging its statutory responsibilities in respect of children in care. The identified need is therefore a significant material consideration in favour of the application.

Government Position

5.5. The statement refers to a ministerial statement made by Rachel Maclean, then Minister of State at the Department for Levelling Up, Housing and Communities, in May 2023. The statement emphasised that the planning system should not be a barrier to providing homes for vulnerable children and that, where care is the best option, children should be provided with stable and loving homes close to their communities, schools and support networks.

5.6. The statement further indicated that local planning authorities should give due weight to, and, where appropriate, be supportive of, applications for accommodation for looked-after children that reflect local needs. It also recognised the importance of prospective applicants demonstrating local need through the location assessment process associated with Ofsted registration.

5.7. The proposed development is consistent with these objectives because it provides locally based accommodation in response to an evidenced local need.

Relationship with Ofsted Regulation

5.8. The operation of a children's home is subject to a separate regulatory framework, including requirements imposed by Ofsted. The evidence states that children's homes are required to operate as closely as possible to a typical family household, recognising that staff are employed on a rota basis to provide the parental support required by the children.

5.9. The physical requirements identified include security cameras where required, emergency lighting, and locks on bedroom doors to protect each child's privacy. These requirements do not materially alter the external appearance or domestic character of the property.

5.10. The planning assessment should therefore distinguish between matters properly considered through the planning system and those regulated by the separate children's social care and Ofsted regimes.

6. Description of the Proposed Use

The Existing Property

6.1. The property is a five-bedroom detached house with four existing off-street parking spaces to the front and two garages. The property is currently occupied by a care home for three children with up to three staff.

6.2. The proposal does not involve any extension or external alteration to the building.

Proposed Occupancy

6.3. The home would continue to accommodate up to three children aged between 7 and 17. The children would live in the home as their main and sole residence. The intention is to provide medium- to long-term placements wherever appropriate, thereby reducing disruption and promoting stability.

6.4. The home would be operated as a family-style residential environment. The children would have shared access to the living, dining and kitchen areas and would participate in ordinary domestic activities.

Staffing Arrangements

6.5. The home would be supported by a manager/deputy and up to 5 care staff working on a rota basis. The manager would normally attend on weekdays, generally between approximately 8:30 am and 6:30 pm, or until required.

6.6. Two overnight carers would operate on a 48-hour shift pattern followed by 72 hours off. They would stay overnight at the property while providing care and supervision. The changeover of one overnight care worker would generally take place every 48 hours at approximately 8:30 am.

6.7. If a child had a higher level of need and it was necessary for a carer to stay awake all night, they would be replaced with another daily carer in the morning.

6.8. Depending on the children's needs, up to three additional daily carers would arrive around 8 am and leave around 10 pm.

6.9. Except during staff changeovers, which would generally last approximately 15 to 30 minutes, there would be no more than six staff members on the premises at any one time, comprising the manager and five carers.

Day-to-Day Life

6.10. The purpose of the home is to help the children develop confidence, life skills and independence and prepare for adult life outside the care system.

6.11. The children would be encouraged to participate in ordinary household activities, including cooking, cleaning and gardening. These activities would involve the children themselves and no additional household staff would be employed at the

property. The intention is to create a warm and nurturing environment comparable, as far as possible, to a normal family home.

Education

6.12. During the day, the children would participate in activities and attend either mainstream or specialist education as appropriate.

6.13. Some children may initially receive home tuition or education through a virtual school while they settle into the placement. Such tutoring would generally be undertaken online, without tutors needing to attend the property.

6.14. Where appropriate, children may subsequently progress to a specialist unit with smaller class sizes and ultimately to mainstream education. The provision of education in the home during an initial settling-in period would be comparable, in planning terms, to a family choosing to educate a child at home.

Family-Style Character

6.15. The children's home model is specifically intended to provide a small family-style environment.

6.16. The children would have their own bedrooms but would share the principal domestic facilities of the house. They would eat with staff and participate in ordinary household activities.

6.17. The purpose of the arrangement is to provide consistency and stability, with the operation more closely resembling a fostering model or large family household than an institutional environment.

Physical Works

6.18. There would be no external alterations to the property.

6.19. The existing room sizes and amenity space meet Ofsted requirements. Prior to registration, Ofsted would assess the property's internal suitability.

6.20. Any fire-safety requirements would not materially alter the appearance of the dwelling.

6.21. The proposal would therefore retain the property's existing appearance and residential character.

7. Planning Policy Framework

7.1. The planning policy framework identified in the application comprises:

- The National Planning Policy Framework (NPPF);
- The Kirklees Local Plan (adopted on 27 February 2019)

7.2. The relevant policies are considered below according to the principal planning issues raised by the proposal.

National Planning Policy Framework

HO1: Assessing the Need for Homes

7.3. The NPPF Policy HO1, provides that development plans should take into account assessments of the size, type and tenure of housing or other accommodation needed for different groups.

7.4. The policy specifically includes:

"Looked after children (evidence of need for which can be found in the relevant local authority's Children's Social Care Sufficiency Strategy) and those who require other specialist community-based accommodation (where evidence of need is available for the relevant local authority)."

HO9: Specialist Forms of Accommodation

7.5. NPPF Policy HO9 states that development proposals addressing specialist housing needs should provide living conditions and access to services appropriate to residents and users. For specialist community-based accommodation, the policy identifies the importance of:

1. supporting evidence or a management plan demonstrating that the development will provide a safe and secure environment; and
2. locating the accommodation where residents can access frequently used services easily and safely.

TR6: Assessing Transport Impacts

7.6. NPPF Policy TR6 provides that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or where residual cumulative impacts on the road network, following mitigation, would be severe.

Healthy and Safe Communities

7.7. Section 16 of the NPPF, Promoting Healthy and Safe Communities, emphasises appropriate provision for the special needs of young people. The proposal provides specialist accommodation for vulnerable children and is therefore consistent with the broad objectives of this section of the NPPF.

7.8. The draft also refers to ministerial guidance encouraging councils to consider accommodation for children in need of social services as part of their assessment of housing need and to give due weight to appropriate applications for accommodation for looked-after children that reflect local needs.

Children Act 1989

7.9. Section 22G of the Children Act 1989 places a statutory responsibility on local authorities to take steps, so far as reasonably practicable, to ensure that children in their care are provided with accommodation that is within the authority's area and meets their needs.

7.10. The report also refers to reports published by the Children's Commissioner in 2020 concerning children's social care provision and stability. The proposed home would help address this broader statutory and policy objective by providing additional local accommodation for children requiring residential care.

Kirklees Local Plan

Policy LP1 Presumption in favour of sustainable development
Policy LP11 Housing Mix and Affordable Housing
Policy LP22 Parking
Policy LP23 Core walking and cycling network
Policy LP24 Design

8. Planning Assessment

Principle of development

8.1. The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

8.2. It is in a sustainable location with its proximity to transport links including bus stops, local educational facilities and services. In this case, as the use exists, the principle of the use is considered acceptable, and the development needs be assessed against all other material planning considerations, including the character of the area, residential amenity and highway safety.

8.3. The main bus stop serving 41 Greenhead Lane is the Wakefield Road Greenhead Lane stop, located right at the end of the lane on the main A629 road. These stops connect directly to Huddersfield Town Centre and several destinations across West Yorkshire:

Route 372 (Almondbury - Huddersfield - Lindley): It is the most frequent link, running straight to Huddersfield Bus Station.
Routes 231 & 232 (Huddersfield - Wakefield): Operated by Arriva Yorkshire, these routes pick up at Dalton Green Lane / Wakefield Road, linking Huddersfield with Grange Moor, Middlestown, and Wakefield City Centre.
Route D1 "Denby Darts" (Huddersfield - Denby Dale): Operated by Team Pennine, this frequent route stops near the bottom of Greenhead Lane. It runs to Highburton, Kirkburton, Skelmanthorpe, Scissett, Clayton West, and Denby Dale.
Routes D2 & D3: Additional Team Pennine routes providing a connection toward Denby Dale.
Route 399 (Huddersfield - Storthes Hall / Kirkburton): This route directly serves the Wakefield Rd Greenhead Lane stop. It links the area to the Storthes Hall University Campus and Kirkburton

Housing mix

8.4. Chapter 6 of the NPPF and LP11 of the Local Plan aim to provide sufficient housing for all housing needs, in particularly groups with specific and specialist housing needs. The Ministerial statement sets out the Governments support of children's housing needs and encourages Local Planning Authorities to give due weight and be supportive of such applications where necessary. Consequently, it is maintained that the proposed development is considered in principle to be consistent with Chapter 6 of NPPF and LP11 of the Local Plan, subject to the considerations below.

Impact on highway safety

8.5. The main difference from the current use is the potential extra three staff. Kirklees does not have a specific car parking standard for this type of home. The applicant's Parking Policy, which supports this application, explains the measures to be taken to reduce car usage, including car share, the provision of a secure bicycle rack and good access to local bus routes.

8.6. For staff and visitors there are 4 off-street parking spaces and two garages, with 2 more spaces available at the applicant's nearby home address of 39a Greenhead Lane Huddersfield.

8.7. As such the increased staffing would not trigger the threshold of NPPF Policy TR6 which provides that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or where residual cumulative impacts on the road network, following mitigation, would be severe. It would also therefore comply with Policy LP22 of the Kirklees Local Plan.

Character of the area

8.8. Chapter 14 of the NPPF sets out that development should have an acceptable visual impact. In terms of design, Policy LP24 is relevant as this states that the form, scale, layout and details of development respects and enhances the character of the townscape, heritage assets and landscape and that a high standard of amenity is provided for both future and neighbouring occupiers.

8.9. In this case, the children's home already exists and there are no proposed external alterations to the building. It is still proposed that the building would accommodate a maximum of 3 children under the age of 18, with the only change being an increased level of staff.

8.10. The property is large, set in a low-density area development where the increased comings and goings will not adversely impact on neighbours. It is therefore considered the development is acceptable in terms of its impact upon the character / visual amenity of the locality in accordance with policy LP24 and policies within Chapter 14 of the NPPF.

Residential amenity

8.11. Policy LP24 of the Kirklees Local Plan and policies within Chapter 14 of the National Planning Policy Framework seek to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. The extra staff will not result in a significant rise in the comings and goings from the property which would not result in an adverse impact upon the residential amenity of any surrounding neighbourhood properties, complying with Policy LP24 of the Kirklees Local Plan and Chapter 14 of the NPPF.

Comings and Goings

8.12. The principal potential change in activity arises from increased staff numbers.

8.13. The manager would normally attend on weekdays, generally between approximately 8.30 am and 5:00 pm or until required. Overnight care workers would work 48-hour shifts, with staff changing over once per day around 8:30 am. Up to three staff would arrive daily around 8 am and work until around 10 pm.

8.14. The shift system reduces the frequency of staff journeys compared with a conventional arrangement involving separate daily shifts for multiple carers.

School and Other Journeys

8.15. School runs would form part of the normal weekly activity of the home. Children would also undertake shopping, social and recreational activities. These movements are comparable to the ordinary activities associated with a family household and would be undertaken as part of the children's normal daily lives.

Visitors and Professional Appointments

8.16. The home would receive occasional visits from Ofsted, local social services, social workers and other professionals. These would comprise of:

- an Ofsted visit approximately once per year;
- local social services visits approximately every four to six weeks;
- one Regulation 44 visit each month; and
- occasional visits from other professionals depending upon the needs of the individual children.
- RI for management visits and internal audits 2-3 per month at agreed times

8.17. Family and friends may also visit, although visits would be carefully managed in advance and may take place away from the property where required by an individual child's care plan. The frequency of such visits would not be expected to exceed that reasonably associated with a family household of similar size.

Domestic Activities

8.18. Household activities such as cooking, cleaning and gardening would involve the children themselves. No additional domestic staff would be employed at the premises. This further reinforces the family-style nature of the proposed use.

Movement Assessment

8.19. The following schedules compare estimated weekly movements associated with the existing use and the proposed children's home.

Schedule 1 – Estimated Movements from Existing Use

Activity	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Home manager	—	2	2	2	2	2	—
Care workers starting and finishing shift	6	6	6	6	6	6	6
School run	—	4	4	4	4	4	—
Shopping / social / recreational outings	2	—	—	—	—	—	4
Visitors – inspections / social workers / family and friends	2	—	—	2	—	—	2
Total movements (in and out)	10	12	12	10	12	12	12

Schedule 2 – Estimated Movements from Proposed Use

Activity	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Home manager	—	2	2	2	2	2	—
Care workers starting and finishing shift	10	10	10	10	10	10	10
School run	—	4	4	4	4	4	—
Shopping / social / recreational outings	2	—	—	—	—	—	4
Visitors – inspections / social workers / family and friends	2	—	—	2	—	—	2
Total movements (in and out)	14	16	16	16	16	16	14

Assessment of Movement Evidence

8.20. The schedules indicate that the estimated number of movements associated with the proposed use would not be significantly different from the current home.

8.21. The proposed operation is therefore not expected to create a level of activity that would be materially out of character with the residential setting. The pattern of movements would also be relatively predictable, enabling the operator to manage staff changes, visitor appointments and other activity so far as reasonably practicable.

8.22. On this evidence, there would be no unacceptable impact on neighbouring residential amenity arising from comings and goings.

Crime and perception of crime

8.23. Fear of crime and anti-social behaviour can be material planning considerations where there is evidence that a proposed use would create unacceptable off-site impacts. In this case, there is no evidence that the proposed children's home would create materially greater risks than the existing residential use. In fact, the additional staff will help to ensure there would be less potential crime or disorder.

Safeguards and Supervision

8.24. The children would undergo an impact and risk assessment undertaken by multidisciplinary teams before admission to ensure that the placement is suitable for the individual child and the environment. Professional carers trained to manage emotional and behavioural needs would provide 24-hour care and support. The operation of the home would also be regulated through the Ofsted framework.

8.25. These measures would provide a high level of supervision and would minimise the potential for disturbance affecting neighbouring properties.

Management Measures

8.26. If considered necessary, a management plan could be secured through an appropriate planning condition. Such a plan could include:

- procedures for recording and managing issues affecting neighbours;
- contact details for the home's management;

- arrangements for responding to complaints;
- measures to address any persistent problems; and
- appropriate safeguards for maintaining good relations with neighbouring residents.

Community Integration and Good Neighbour Arrangements

8.27. Team Care Homes recognises the importance of integrating the proposed children's home into the local community.

8.28. The purpose will be to explain the operation of the home, introduce the management arrangements and provide residents with an opportunity to understand how the property will function.

8.29. A point of contact has been provided for local residents to raise any concerns directly with the management of the home. This will complement the proposed Good Neighbour Policy and complaints procedure.

8.30. The applicant will seek to address any concerns promptly and responsibly and to maintain positive relations with the surrounding community.

9. Planning Balance

9.1. The proposal should be assessed by weighing its identified social and community benefits against any potential planning impacts.

9.2. The evidence demonstrates that:

- there is a clearly identified local need for additional children's residential accommodation;
- the proposed use directly responds to that need;
- the property is suitable for specialist residential accommodation;
- local shops and services are approximately ten minutes' walk away;
- the site is served by public transport;
- adequate off-street parking is available;
- staff will be encouraged to use sustainable modes of transport;
- no external alterations are proposed;
- the residential character and appearance of the property would be retained;
- the children would occupy the property as their main and sole residence;
- the home would operate at a small domestic scale;

- staffing levels and occupancy would be controlled;
- estimated comings and goings are comparable with the existing residential use;
- there is no evidence of materially greater noise or disturbance;
- the children would be subject to individual risk assessment and professional supervision;
- Ofsted and other statutory regimes would regulate the operation of the home; and
- community engagement and a complaints procedure would be provided.

10. Conclusion

Need and Policy Support

10.1. The proposal would provide a suitable small-scale children's home responding directly to an identified shortage of local residential care provision for children with learning difficulties.

10.2. The proposal would assist in providing children with accommodation closer to their communities and would support the Council in meeting its statutory responsibilities.

10.3. The proposal is consistent with the broad objectives of the NPPF, including the policies concerning assessment of need, specialist forms of accommodation, transport impacts and healthy and safe communities.

10.4. It is also consistent with the relevant Local Plan policies,

Nature of the Proposed Use

10.5. The proposed home would continue to provide a stable and nurturing environment for up to three children with learning disabilities. The carers would work on a rota basis to provide 24-hour care. The home would operate as a single family-style household, with shared kitchen, living and dining facilities and participation in ordinary domestic activities. The use would therefore retain the essential characteristics of residential accommodation.

Impact on the Residential Area

10.6. The property would remain visually indistinguishable from the surrounding residential properties because no external alterations are proposed. The proposal would not create an unacceptable impact on neighbouring residential amenity, highway safety, parking conditions or the character of the area.

Regulatory Safeguards

10.7. The home would also be subject to the separate regulatory framework governing children's homes, including Ofsted registration and the relevant children's social care legislation and regulations. Proposed operating model provide professional care, individual risk assessment and management arrangements intended to ensure the suitability of the home for its residents and the surrounding community.

Overall Planning Balance

10.8. The proposal would provide a clear social infrastructure benefit by addressing an evidenced local need for children's residential accommodation. That benefit must be weighed against the limited planning impacts identified above. On the evidence presented, those impacts would not be materially greater than those associated with the current use as a children’s home.

10.9. The local planning authority is respectfully requested to grant planning permission for the property to be used as a children’s care home for up to three children with learning disabilities, cared for by a manager/ deputy and up to 5 carers.