

PLANNING MANAGEMENT / OPERATING STATEMENT

97 St Leonards Road, Horsham, RH13 6AP

Maximum two-child residential home | Planning-support version

1. Purpose and scope

This statement defines the day-to-day operation relevant to the section 192 Lawful Development Certificate application. It is intentionally limited to planning matters: resident numbers, staffing, management attendance, use of rooms, visitors, movements, parking and neighbour amenity. It is not the home's full Statement of Purpose or regulatory policy suite.

The home will accommodate no more than two resident children aged 10 to 16. There is no third or emergency resident bed. The children will live at the property as their home.

2. Service and accommodation

The service will provide planned placements for children with emotional and behavioural difficulties, including higher-complexity trauma-related presentations where the child can be safely supported in a two-child setting. Placements are made by local authorities and are subject to assessment and matching.

Area	Planning use
Ground-floor front room	Staff office / sleep-in room ancillary to the home.
Ground-floor communal area	Shared kitchen, dining and communal living space.
Ground-floor rear	Quiet / second living room with ancillary WC and laundry provision.
First floor	Two individual child bedrooms, family bathroom and separate WC.
Garden / external areas	Ordinary domestic recreation and household use.

The property will not operate as a school, clinic, hostel, public contact centre, public reception, training venue or BrightHaven corporate headquarters. No public-facing institutional signage is proposed.

3. Staffing and management

Operating situation	Staffing
Registered Manager	Full-time and based at the home.
Standard day / evening	Two direct-care staff from waking to bedtime.
Standard night	One night worker, sleeping in or waking according to the children's assessed needs.
Higher-support placement	Up to 2:1 daytime support where required.
Two higher-support placements	Up to four direct-care staff by day and up to two waking-night workers where required.

A Senior Support Worker will deputise and lead shifts. Wider finance, HR, quality, referrals and IT functions are delivered centrally. Shift handovers take place indoors and staff will not congregate outside the property.

4. Daily life, contact and professional visits

Daily life will follow ordinary domestic routines: education, meals, homework, recreation, appointments, community activities, family relationships and bedtime routines. The care model is trauma-informed and relationship-based.

Social workers, independent visitors, regulators, healthcare and education professionals, the sessional psychologist and family members may attend where required by a child's plan or statutory function. The premises will not operate as a general meeting venue or open-access contact centre.

5. Parking, movements and neighbour amenity

The home will generate staff shift movements, children's education and activity journeys, management attendance and normal professional or family visits. The applicant confirms that on-street parking is available on St Leonards Road without permit or time restrictions. Staff, visitors and the home vehicle will use lawful on-street spaces and will park considerately without obstructing driveways, access points, footways, junction visibility or emergency access.

- handovers and staff discussions will take place indoors;
- staff will not congregate outside the property;
- arrivals and departures will be quiet and considerate;
- garden use will be ordinary domestic recreation;
- no public events, commercial gatherings or amplified outdoor entertainment will take place;
- a management contact will be available for any genuine neighbour concern.

6. Conclusion

The proposed operation is deliberately small and domestic in character: two resident children, care staff whose presence is ancillary to their care, home-specific management, ordinary domestic rooms and routines, and controlled professional attendance. This operating statement should be read with the Supporting Planning Statement and the submitted floor plans.