
From:
Sent: 05 March 2024 17:03
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2024/0076 Site Address: 50 Coleridge Drive Cheadle Staffordshire ST10 1XA
Cheadle Comments by: Rob
From:

Wordsworth Close
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Phone:
Email:
Submission: Objection
Comments: Response to Planning Application.

I STRONGLY OBJECT TO THIS PLANNING APPLICATION.

The location, footprint, plot size and layout of the house in question does raise one or two questions with regards to suitability of the change of use to a commercial private children's home. The property as described does raise questions with regards to accessibility, the potential client group are described as having behavioural and learning difficulties:

1, Is a three floor property with bedrooms dispersed across the 1st and 2nd floor the best layout for this client group?

Does this layout raise concerns about the ability of the small number of overnight and daytime staff to manage and support these clients at the time of their most need or if multiple clients are requiring increased input and support at the same time? Has an independent risk assessment been undertaken to demonstrate that the staff to client ratio is correct and able to respond when most needed.

2, The supporting documentation mentions the making use of the garden for play etc, the existing garden at this property is not overly large for the potential number of users and staff - would it be practical for use?, the orientation of the garden is east facing and situated with properties and a public play area immediately above it as such how well does it drain with the natural run off of the land above flowing towards it and being east facing not being in a position to get afternoon or evening sun. Again, is this really a suitable layout and orientation?

3, The property sits in a prominent position at the start of a small downwards slope with a blind bend and junction below. The supporting documentation details the potential number of vehicle movements for the property but does

not reference the overall traffic flow for the development during the course of their survey & this I feel does not give a true representation of the traffic volume or pedestrian movements that occur. Whilst it is indicated that there would only be a small number of vehicles at the property, it provides little information in relation to accommodating additional visitors from the professional service (Social Care/Workers, Health Team, Police, Ambulance) or equally the clients family members cars. This will result in an increase in pavement parking, reduced vision for both drivers and pedestrians as they approach or exit the blind bend and junction to proceed up the hill. It also demonstrates scant regard to the existing residents that reside around this commercial venture.

4, The transport links to the site are also woefully misrepresented, the Cheadle area does have a bus service yes, however this service is limited by its time of operation it does not deliver a 24 hour service and has limited routes of access, the bus service does not sync with the train service that operates via Blythe Bridge station and the train service again does not operate for 24 hours. The statement in the supporting documentation really do need to be revisited and verified as this will directly impact of staff access and access for the client's families when visiting.

5, The planning application supporting documentation which not only demonstrates the use of significantly out of date information but also make a number of wild assumptions regarding the local amenities, local transport network, the location of the nearest NHS Walk-in Centre, the access to the local CAMHS service and distance to locations identified which appear to be based on as the 'crow fly's' not true mileage. Which seems to demonstrate a rushed approach to the preparation of the documentation with a disregard for accuracy.

6, The required link into local CAMHS / Childrens Mental Health Services, these services are already subject to significant wait times and have a high number of users. Will this commercial home simply add to this and stretch the resource further.

In the following section of this response, I have included a number of statements/quotes from NICE & Challenging Behaviour and Learning Disabilities: Prevention and interventions for people with learning disabilities whose behaviour challenges NICE guideline 11 (2015)

This is included to demonstrate additional factors from national guidance regarding 'out of area placement' and why this application should be declined.

NG11/3

Question

Locally accessible care: - Does providing care where people live compared with out-of-area placement lead to improvements in both the clinical and cost effectiveness of care for people with a learning disability and behaviour that challenges?

Why this is important:- Many out-of-area care placements for people with a learning disability and behaviour that challenges are a long way from their home. This can have a considerable impact, limiting a family member or carer's ability to care for the person and leading to poorer outcomes and increased costs. It is widely recognised that locally accessible care settings could be beneficial and could reduce costs but there is no strong empirical evidence to support this. In the absence of such evidence significant numbers of out-of-area care placements continue to be made.

How Local Authorities and children's homes can achieve stability and permanence for children with complex need. Ofsted January 2024. A Research and Analysis paper published by Ofsted.

Below are a number of key statements made in this paper, these have not been addressed or do not appear to have been addressed in the application. As such this raises a question with regard to the suitability of this change of use application to a commercial children's home using a business model.

Most local authorities reported that children with complex needs are frequently placed out of area, experience unplanned placement moves, have referrals rejected by homes and/or are served notice by their setting. All these things can disrupt children's stability.

Children with complex needs often have more staff caring for them than other children. This adds challenges for homes facing sector-wide issues in recruiting and retaining staff.

Out-of-area placements, which are more likely when there are few home options, can also make finding education places more difficult. This is because social workers and the placing authority's virtual school headteacher do not have the same knowledge of, and relationships with, out-of-area education providers as they would in their local area.

Using unregistered homes is illegal even if the home intends to become, or is in the process of becoming, registered.

A lack of coordination between agencies can result in homes not being able to meet children's complex needs. In our survey, around half of both children's homes and local authorities said this was the case at least 'some of the time'. We heard examples of when poor information-sharing meant no one had a full understanding of a child's needs. Different agencies were holding different, sometimes out-of-date information. When local authorities do not hold a full picture of the support a child requires, they cannot put the required services in place.

The creation of bespoke placements appears to be increasing as a solution for the lack of places for children with complex needs. But, because of the sector-wide barriers discussed above, even bespoke placements may fall short of meeting all a child's needs.

There are currently high referral numbers and long waiting times to access children's mental health services. Professionals recognised the impact of this. They spoke about delays in children getting assessments or access to CAMHS support. When children moved to a new area, their mental health support was often disrupted.

When family members engaged in children's lives, it was helpful for the home staff in resolving routine issues and making child-led decisions. In one example, the home staff had a very good relationship with a child's mum.

There were sometimes logistical challenges around the child staying in touch with their family, particularly when children were living outside of their original home authority. We heard examples of how homes worked with parents to overcome the challenge of travelling long distances for contact.

Whilst placing children as close to their community, family and friends is always preferable there are good reasons why children might be placed out of area. More children than we would like are placed further away because of a lack of suitable local placements and we need the government's support to address this.

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