

Noise & Anti-Social Behaviour Mitigation Plan

Prepared on behalf of: Ellies Place Ltd

Site Address: 94 Hartsbourne Road, Reading, RG6 5SJ

Proposal: Change of use from C3 Residential Dwellinghouse to C2 Residential Institution (Children's Residential Care Home) — Residential Children's Home

Application Type: Full Planning Permission

Local Planning Authority: Wokingham Borough Council

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1.0 Introduction

This Noise and Anti-Social Behaviour Mitigation Plan has been prepared by Inhaus Planning on behalf of Ellies Place Ltd in support of the Full Planning Permission application for the change of use of 94 Hartsbourne Road, Reading, RG6 5SJ from C3 residential dwellinghouse to a C2 children's residential care home. It addresses potential concerns of the Local Planning Authority and neighbouring residents in relation to noise and anti-social behaviour, and sets out the measures that will be implemented to prevent, manage, and mitigate any such impacts.

2.0 Nature of the Use

The proposed use of the property is as a small, family-style children's residential care home accommodating up to four young people aged 5 to 18 years. The operational character of the home is fundamentally domestic: young people will live, eat, sleep, and engage in recreational activities within the property in a manner that closely replicates the pattern of activity associated with a conventional family dwelling. The home will not operate as a commercial establishment, will not host public events, and will not generate any noise or activity that is materially different from that associated with an occupied family home.

3.0 Noise Management

The Registered Manager will be responsible for monitoring and managing noise levels within the property and in the external areas. Clear expectations regarding noise levels and appropriate behaviour at different times of day will form part of the home's behaviour management framework and will be communicated to all residents at the point of admission and reinforced on an ongoing basis. The home will operate a quiet period after 9.00pm on school nights, during which indoor activities will be calm and low-stimulation, and external activities in the garden will cease.

The property will not be fitted with any amplification equipment, external speakers, or other devices capable of generating noise that could cause disturbance to neighbouring properties. Any music or television within the property will be maintained at a level consistent with normal domestic use. Staff will be trained to model and reinforce appropriate noise management as part of their behaviour support responsibilities.

4.0 Behaviour Management

The home adopts a positive behaviour support model as described in the Care Management Plan submitted with this application. Staff are trained to recognise the early signs of emotional dysregulation and to deploy de-escalation strategies before behaviour escalates to a level that might cause distress or disturbance to neighbouring residents. The home's behaviour management policy does not permit punitive or aggressive responses to challenging behaviour, which research evidence demonstrates are counter-productive.

5.0 Prevention of Anti-Social Behaviour

Young people resident at the home will be supervised when moving within the local community, particularly in the early stages of their placement whilst trust and positive relationships are being established. Staff will accompany residents on community activities and will be present to model appropriate social behaviour and to intervene promptly if any concern arises. The home will work proactively with local schools, community organisations, and Thames Valley Police to support young people in developing positive community relationships.

6.0 Incident Management and Response

In the event of any incident involving noise or behaviour that affects neighbouring properties, the Registered Manager will be notified immediately and will take personal responsibility for managing the situation. Where an incident involves actual or threatened criminal behaviour, Thames Valley Police will be contacted without delay. All incidents will be recorded in the home's incident log and reviewed by the Registered Manager to identify any patterns or underlying factors requiring a change in approach.

7.0 Staffing and Oversight

The 24-hour staffing model of the home ensures that there is always a qualified member of staff present and responsible for the management of the home and the welfare and behaviour of residents. The continuous presence of trained professionals within the property means that any noise or behavioural concern can be addressed immediately, without the delays that would occur in a conventional family dwelling or unmanaged HMO. This is a significant operational advantage of the proposed use.

8.0 Conclusion

This Noise and Anti-Social Behaviour Mitigation Plan demonstrates that Ellies Place Ltd has considered carefully the potential impacts of the proposed use upon neighbouring residents and has put in place a comprehensive and proportionate framework for the prevention and management of any such impacts. The proposed use is fundamentally domestic in character and will not generate noise or activity materially different from that associated with a conventional family dwelling. The Local Planning Authority is invited to conclude that the proposal is acceptable in relation to residential amenity.