

SDP Architecture

The Planning Department
Ashfield District Council
Council Offices
Urban Road
Kirkby in Ashfield
NG17 8ZA

05.02.2026

F.A.O. Lara Murray

RE: V/2026/0009 – Land between 5 -5A Orchard Rd, Kirkby in Ashfield

Four Oaks Care Ltd is a specialist provider of high-quality residential care for vulnerable children and young people who, due to a range of complex circumstances, are unable to reside safely within their family home. The delivery of small, stable, community-oriented care environments is integral to fulfilling a local authority's statutory responsibility to safeguard children and advance their welfare in compliance with the Children Act 1989, the Children and Families Act 2014, and related national guidance.

This proposal seeks planning permission for a new dwelling designated under C2 classification for use as a children's home, offering a secure, nurturing, and permanent residence for a limited number of young people. Each child will be provided with an individual bedroom and will live at the property as their primary residence, rather than as part of a temporary or institutional arrangement. The focus is on providing stability, routine, and positive integration into the local community—principles consistently endorsed by national policy and best practice in children's social care.

The proposed facility is directly aligned with both national and local objectives to reduce dependency on large, distant placements and instead deliver high-quality care within conventional residential settings. Evidence repeatedly indicates that children achieve improved outcomes when cared for in smaller homes embedded within local communities, enabling access to education, healthcare, and social opportunities nearby. This model minimises disruption, enhances emotional wellbeing, and fosters long-term independence.

The necessity for such provision is particularly pronounced in Ashfield, where significant social and economic challenges persist, and local authorities face increasing demand for suitable residential placements for children with complex needs. Establishing high-calibre local provision ensures that Ashfield's children receive support close to their communities, families, schools, and networks, rather than being relocated miles away at greater expense and with less favourable results.

To ensure harmonious integration with the surrounding neighbourhood, the home will accommodate a maximum of three children at any one time. This intentionally modest scale reflects best practice in children's care and maintains the character of both the property and wider area. Staffing will adhere strictly to Ofsted requirements, with qualified carers present whenever children are in residence.

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The home will operate through planned shift patterns, typically comprising 24-hour shifts. This system is designed to reduce staff turnover frequency, thereby promoting continuity of care and minimising additional activity around the property.

Shift times will be scheduled to align with normal household routines and avoid peak hours in the neighbourhood, ensuring minimal impact on the area. Vehicle movements and parking levels will remain consistent with those of a typical family home of similar size.

On an average day, approximately two care staff will be present, with staffing levels adjusted based on the assessed needs of up to three children accommodated at the home, aged between 6 and 17 years.

A Registered Manager will oversee daily operations during weekdays, providing leadership and quality assurance. Outside these periods, management oversight will be maintained through robust on-call arrangements. Other professionals—including those from health, education, or social care—will visit the home as necessary, rather than on a regular daily basis.

This application concerns a newly constructed residential home for children, designed to integrate seamlessly with the existing street frontage and properties on Orchard Road. Considerable attention has been paid to proportion, shading, and privacy, with the final design demonstrating careful regard for neighbouring properties. Three parking spaces are allocated at the front of the building, with arrangements discussed collaboratively with the Highways Department.

Four Oaks Care Ltd is dedicated to operating as a responsible and constructive presence within the community. The home will function discreetly and professionally, maintaining respect for neighbours while contributing to Ashfield's broader social infrastructure by supporting its most vulnerable young people.

In conclusion, the proposed use constitutes a sustainable, policy-compliant, and socially responsible residential development. It addresses a distinct and growing local need, supports statutory obligations, and preserves the character, amenity, and functionality of the surrounding area. The proposal delivers tangible public benefits at both local and national scales, and is especially crucial for meeting the care needs of children in Ashfield.

Regards

Duncan Scott

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