



OPERATIONAL SUMMARY

170 Ringland Circle, Newport NP19 9PL

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1. Purpose of the Operational Summary

This Operational Summary provides a clear and factual description of the day-to-day operation of 170 Ringland Circle once operating as a children's home under Use Class C2, accommodating up to two children or young persons. The purpose of this document is to assist the Local Planning Authority in assessing whether the proposed use would result in any material change from the property's existing lawful residential use.

The summary focuses on scale, intensity, staffing, daily activity and management arrangements. It is intended to demonstrate that the operation remains domestic in character and comparable to a family household, consistent with the approach taken by Newport City Council in previous Lawful Development Certificate determinations.

2. Occupancy Profile

The home will accommodate **a maximum of two children or young persons**, aged between **7 and 17 years**, who will reside at the property on a full-time basis in accordance with individual placement agreements and care plans.

The limited number of residents is a deliberate feature of the proposed use and ensures that the scale and intensity of occupation remain modest and comparable to that of a typical family household. The occupancy level is significantly lower than that which could reasonably occur within the existing lawful use of the dwelling as a family home.

Each child will have the use of a private bedroom and will share communal areas, including the kitchen, dining space, living room and bathroom facilities, in the same way as children living within a domestic family environment. The property will function as the child's primary home, providing stability, routine and a normalised living arrangement rather than a transient or institutional setting.

Day-to-day occupation will involve ordinary residential activities such as sleeping, preparing and eating meals, completing schoolwork, relaxing, and participating in age-appropriate leisure activities. These activities take place entirely within the domestic context of the dwelling and do not differ in character from those associated with children living in a conventional household.

The small number of residents also ensures that noise, activity levels and general comings and goings remain low and consistent with surrounding residential uses. At no time will the property operate at a scale or intensity that would alter its established residential character or result in a materially different pattern of occupation.

3. Staffing Arrangements

Staffing arrangements at the home are **needs-led, proportionate and responsive**, reflecting the individual care requirements of the child or children placed at the property. Staffing levels are deliberately modest and structured to ensure appropriate supervision while maintaining a domestic and non-institutional environment.

Typical staffing arrangements are as follows:

- **Daytime and evening (approximately 08:00–23:00):** staffing provided at a ratio of **1:1, 2:1 or up to 3:1**, depending on the assessed needs of the child or children at that time;

- **Night-time (approximately 23:00–08:00): one sleep-in and waking night staff member**, based on care plan requirements.

Staffing levels are reviewed regularly in line with individual placement plans and risk assessments, in accordance with **Care Inspectorate Wales (CIW)** expectations. This ensures that support is appropriate, flexible and proportionate, without resulting in unnecessary staff presence or activity.

3.1 Shift Patterns and Handover

Staff operate on structured shift patterns, with brief and orderly handovers at the beginning and end of shifts. Any short overlap between outgoing and incoming staff is limited in duration and does not result in sustained increases in activity, noise or vehicle movements.

Staff do not congregate outside the property, take breaks externally, or engage in activities that would alter the residential character of the dwelling. Shift changeovers are comparable to those found in households where adults work varying hours or provide care within the home.

3.2 Management and Supervision Structure

The home will operate under a clear management structure in line with **CIW regulatory requirements**. This typically includes:

- a **Registered Responsible Individual (RI)** with overall accountability;
- a **Registered Manager** responsible for the day-to-day management of the home;
- appropriately trained care staff delivering direct support on shift.

Management oversight is provided through regular staff supervision, rota planning and internal review processes. Much of this oversight is undertaken administratively or off-site and does not generate additional activity or footfall at the property.

3.3 Relationship to Residential Character

The scale and organisation of staffing ensures that the property does not operate in an institutional manner. At no time will staffing arrangements result in a level of occupation or activity beyond that reasonably associated with a domestic household occupied by multiple adults and children.

Overall, the staffing model supports safe and effective care delivery while preserving the established residential character of the property and ensuring that the use remains comparable to the existing lawful Class C3 occupation.

4. Daily Activities and Residential Character

The day-to-day operation of the home will mirror that of a typical family dwelling and will be firmly rooted in **normal domestic living patterns**. Activities undertaken at the property will be consistent with those ordinarily associated with residential occupation and will not introduce any characteristics of institutional or commercial use.

Daily activities will include:

- preparation and consumption of meals within the kitchen and dining areas;

- shared use of the living room for ordinary household activities such as television, reading, games and supervised recreation;
- completion of schoolwork and educational activities either off-site or through home-based learning, depending on individual circumstances;
- use of the garden solely for normal domestic recreation;
- routine household activities including sleeping, bathing, personal care, studying and leisure.

These activities take place within a structured but relaxed household routine, providing stability and consistency for the children while remaining indistinguishable in character from family life.

4.1 Residential Rhythm and Activity Levels

The residential rhythm of the home reflects that of an ordinary household, with predictable patterns during mornings, afternoons and evenings. Activity levels are highest during typical daytime hours and naturally reduce during the evening and night-time periods. Overnight activity is minimal and limited to routine supervision, consistent with family households where adults are present overnight.

There are no group activities, scheduled events or patterns of use that would generate concentrated activity or disturbance at any particular time. The limited number of residents ensures that the scale of daily activity remains modest and controlled.

4.2 Noise and Disturbance

Noise levels associated with the use of the property will be comparable to those generated by a typical family home occupied by children. Noise sources are limited to everyday domestic activities such as conversation, television, music at ordinary household volumes, meal preparation and normal movement within the dwelling.

No amplified noise, outdoor gatherings or activities likely to cause disturbance are proposed. Evening and night-time periods are characterised by low activity levels, with quiet routines consistent with residential living. As such, the proposal does not give rise to noise impacts beyond those ordinarily experienced within a residential neighbourhood.

4.3 Maintenance and Upkeep

The property will be maintained to a standard consistent with its use as a family dwelling. Routine maintenance and repairs will be undertaken on an as-needed basis and will not involve increased frequency of visits or activity beyond that expected for any privately occupied residential property.

Maintenance activities will be carried out during normal daytime hours and will not involve heavy machinery, commercial servicing patterns or prolonged disturbance. The appearance and condition of the property will be kept in good order, contributing positively to the character of the surrounding residential area.

4.4 External Appearance and Residential Character

The dwelling will not display any signage, branding, external lighting or visual indicators associated with care provision. There will be no changes to boundary treatments, access arrangements or external features. In all respects, the property will continue to appear and function as a private family home.

Overall, the daily activities, noise levels and maintenance regime associated with the proposed use are fully consistent with residential occupation and do not result in any intensification or alteration of the established residential character of Ringland Circle.

5. Visitors to the Property

Visitors will attend the property only as part of normal residential and care-related activity and at a scale consistent with family living.

Professional visitors, such as social workers, education officers or therapists, may attend on an infrequent and pre-arranged basis, usually during daytime hours. These visits are quiet, individually scheduled and do not result in congregation, increased noise or unusual activity.

Family contact for the children may take place at the property where appropriate and in accordance with individual care plans. Such visits are supervised and structured and are comparable in nature and frequency to visits received by children in ordinary households or foster care settings.

The volume and pattern of visitors do not introduce public access, commercial activity or non-domestic use and do not result in any intensification of activity at the property.

6. Vehicle Movements and Parking

Vehicle movements associated with the use are minimal and primarily limited to staff arrivals and departures at shift change times. These movements typically occur once in the morning and once in the evening.

The property benefits from off-street parking, reducing reliance on on-street spaces. Any short-term overlap at shift change is brief and comparable to patterns seen in many family households.

Overall, the level of vehicular activity is modest and consistent with residential use, and does not materially differ from that associated with the existing lawful use of the dwelling.

7. No External Works or Alterations

No external alterations, extensions, engineering works or changes to the appearance of the property are proposed. The dwelling will remain visually indistinguishable from neighbouring residential properties.

Internally, one existing bedroom is identified for use as a staff bedroom and/or office. This change is internal only, does not involve structural works, and does not alter the domestic layout or function of the dwelling.

8. Management, Behavioural Oversight and Safeguarding

The home will be operated by a Care Inspectorate Wales (CIW)–registered provider in accordance with the Regulation and Inspection of Social Care (Wales) Act 2016 and associated statutory guidance. Management, safeguarding and behavioural oversight arrangements are embedded within daily practice and are procedural rather than physical, ensuring the residential character of the property is retained.

8.1 Safeguarding Arrangements

Safeguarding is delivered through staff practice, supervision and care planning, consistent with CIW expectations for small residential children's homes. Measures include:

- individual placement plans and risk assessments tailored to each child;
- clear safeguarding procedures implemented by trained staff;
- staff training in child protection, safeguarding awareness and positive behaviour support;
- supervision levels appropriate to assessed needs at all times; and
- regular review of safeguarding arrangements.

These measures are typical of regulated foster care and small residential settings and do not rely on physical adaptations or environmental controls.

8.2 Behavioural Support and Daily Management

Behavioural support is provided through structured routines, consistency and relationship-based care. Support focuses on maintaining a calm and predictable household environment, providing guidance and supervision appropriate to age and need, and responding proportionately in line with agreed care plans.

There is no reliance on institutional measures. The property will not feature external security installations, perimeter treatments, signage or visible management infrastructure. Any internal arrangements, such as staff-only rooms or secure storage, are discreet and consistent with ordinary domestic safeguarding practice.

8.3 Management Oversight

Management oversight is provided by the registered provider and includes staff supervision, rota management, internal compliance checks, incident recording where required, and liaison with placing authorities. These activities are largely administrative and do not generate increased activity, footfall or disturbance at the property.

8.4 Relationship to Residential Character

Safeguarding and management arrangements do not give rise to increased noise, vehicle movements or visual change, nor do they alter the established pattern of residential occupation. As accepted by Newport City Council in previous Lawful Development Certificate decisions, such arrangements are integrated into normal household living and do not result in a materially different character of use.

9. Summary Position

The operation of the children's home at 170 Ringland Circle remains domestic in scale and character. In summary, the proposal involves:

- accommodation for up to two children or young persons;
- modest, needs-led staffing arrangements;
- low levels of vehicle movements;

- limited and controlled visitor activity;
- no external alterations;
- normal household routines; and
- a residential pattern of activity at all times.

Taken together, these factors demonstrate that the proposed use does not introduce any intensification or change in character that would distinguish it from typical Class C3 residential occupation. The operational profile is consistent with that previously accepted by Newport City Council as lawful without the need for planning permission.