



Addendum to Planning statement
170 Ringland Circle, Newport NP19 9PL

Application: Certificate of Lawfulness of Proposed Use (Section 192 TCPA 1990)

Site: 170 Ringland Circle, Newport NP19 9PL

1. Purpose of this Addendum (Read with Section 1 of Planning Statement)

This Addendum should be read alongside the submitted Planning Statement (Sections 1–7) and provides clarification in respect of:

- Section 3.2 (Staffing Arrangements);
- Section 3.4 (Vehicle Movements);
- Section 3.5 (Intensity of Use); and
- Section 6 (Assessment Against the LDC Legal Tests).

This Addendum **supersedes any ambiguity** in previously submitted information and confirms the **definitive operational parameters** for the purposes of the legal assessment under Section 192.

2. Clarification to Section 3.1 – Description of Use

Section 3.1 confirms a maximum of **two children or young persons**. This position remains unchanged.

For clarity and consistency:

- The proposal will **not exceed two residents at any time**;
- The use remains **small-scale, domestic and residential in character**; and
- There is **no scope for intensification beyond this defined limit**.

This clarification reinforces the conclusions drawn in **Section 6 (materiality test)**.

3. Clarification to Section 3.2 – Staffing Arrangements

Section 3.2 currently describes staffing on a needs-led basis. This is clarified and fixed as follows:

Confirmed Staffing Parameters

For one child:

- Maximum **2–3 staff during daytime hours**
- **1 - 2 staff member overnight**

For two children:

- Typically **2 staff during daytime hours**
- **1 - 2 staff member overnight**

Absolute Staffing Cap

- No more than **3 staff present at any one time during the day**
- No more than **2 staff member overnight**

Clarification of Ratios

- Maximum daytime ratio: **3 staff : 1 child**
- Typical shared care scenario: **2 staff : 2 children**

This replaces and clarifies the wording in Section 3.2 and ensures full consistency with the operational model assessed in the **82 Cotswold Way precedent (Section 5.3)**.

4. Clarification to Section 3.2 – Shift Patterns (New Insert)

To remove inconsistency between documents, staffing will operate on a **fixed and standardised rota**:

- **Day shift:** 08:00 – 20:00
- **Night shift:** 20:00 – 08:00
- Shift handovers occur at **08:00 and 20:00 only**
- Any overlap is **brief and limited to handover requirements**

Key Clarification

- There are **only two staff changeovers per day**
- There are **no staggered or rolling arrivals**
- This represents a **controlled and predictable level of activity**

This clarification directly supports:

- Section 3.4 (vehicle movements); and
- Section 6 (assessment of comings and goings).

5. Clarification to Section 3.4 – Vehicle Movements

Section 3.4 identifies that movements are limited and comparable to a dwelling .

This is clarified as follows:

- Vehicle movements are limited to:
 - **two daily shift changes only;** and
 - occasional visits (see Section 6 below)
- Each shift change involves:
 - **one arriving and one departing staff member only**
- No additional staff movements occur outside these defined times.

Conclusion (Updated)

The level of vehicular activity remains:

- **low frequency,**
- **predictable,** and
- **comparable to a typical household with multiple working adults.**

6. Clarification – Additional Staff and Visits (New Supporting Detail)

6.1 Management / Supervisory Visits

- Occur **no more than once per week**
- During **daytime hours only**
- Typically **1 individual for 1–2 hours**

6.2 Professional Visits

- Infrequent and **pre-arranged**
- Typically **1 visitor at a time**
- No group attendance

6.3 Family Visits

- **Occasional, supervised and scheduled**
- Comparable to normal domestic visiting patterns

Key Position

- No concurrent or high-frequency visitor patterns
- No intensification beyond normal residential behaviour

This clarification supports Sections **3.4 and 3.5** of the Planning Statement.

7. Clarification to Section 2 and Section 6 – Existing / Last Lawful Use

Section 2 confirms the property as a family dwelling .

For the avoidance of doubt:

- The property has most recently been occupied as a **Class C3 family home**
- The lawful fallback includes:
 - multiple adults;
 - families with children;
 - associated visitors and vehicle movements typical of residential use

Materiality Context

When compared to this fallback position:

- The proposal involves **fewer occupants (max 2 residents)**
- Controlled staffing levels
- Defined and limited activity patterns

This directly supports the conclusions in **Section 6 (LDC Legal Test)**.

8. Reinforcement of Section 6 – Assessment Against LDC Legal Tests

This Addendum confirms that:

- The **scale of occupation is limited and defined**
- Staffing is **modest, capped and controlled**
- Movements are **predictable and comparable to residential use**
- Visitor activity is **low frequency and domestic in nature**

Accordingly, when assessed as a matter of **fact and degree**:

- There is **no material intensification of use**
- The **character of the planning unit remains residential**
- The proposal aligns fully with:
 - *R (Moore)*
 - *North Devon*
 - Newport precedent at **82 Cotswold Way**

9. Addendum Conclusion (Read with Section 7)

This Addendum provides clear, consistent and definitive clarification of all operational matters previously identified.

When read alongside the Planning Statement:

- The proposal remains **domestic in character**
- The scale and intensity of use are **modest and controlled**
- There is **no material change of use**

On the balance of probability, the proposed use would be lawful and a **Certificate of Lawfulness should be granted**