

Noise and Anti-Social Behaviour Mitigation Plan

Proposed Use: Residential Dwelling with Care (Class C3(b)) to Residential Care Home (Class C2)

Address: 7 Glennon Close, Reading, RG30 3HT

Prepared on behalf of: Nehal Ahmed

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Date: March 2026

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1.0 Introduction

This document sets out the Noise and Anti-Social Behaviour Mitigation Strategy in support of the proposed change of use of 7 Glennon Close as a small residential children's home.

The purpose of this plan is to demonstrate that the day-to-day operation of the home will not give rise to unacceptable noise levels or disturbance to neighbouring properties and will operate in a manner consistent with the character of a typical residential dwelling.

The home will accommodate a maximum of three young people aged between 7 and 16 who present with Emotional and Behavioural Difficulties (EBD). The residents will live in a structured residential environment supported by trained care staff who will be present on-site at all times.

The scale of the home is intentionally small in order to ensure effective supervision and to maintain a calm and well-managed residential environment. This approach significantly reduces the potential for disturbance to neighbouring properties.

2.0 Residential Character and Compatibility

The property at 7 Glennon Close is located within a quiet residential neighbourhood characterised by family housing. The proposed use will operate in a manner fully consistent with this residential setting.

The home will function as a domestic household with a small number of residents living together and participating in everyday routines such as attending school, preparing meals, completing homework and engaging in leisure activities.

The maximum occupancy of three children is lower than many typical family households and therefore does not represent an intensification of residential activity.

Staff will be present at all times to supervise residents and ensure that behaviour remains appropriate and respectful of neighbours and the surrounding community.

3.0 Structured Staffing and Supervision

A key feature of the home's operation is the continuous presence of trained care staff who supervise daily routines and manage behaviour where required.

Staff will work extended shifts of between 24 and 48 hours. This model reduces the number of staff changeovers at the property and ensures greater continuity of care for residents.

By limiting staff movements, the home also reduces the level of activity and vehicle movements associated with shift changes.

Staff supervision plays an important role in ensuring that residents behave appropriately and that any potential disturbances are addressed quickly and effectively.

4.0 Behaviour Management and De-escalation

The home will operate using a trauma-informed approach to behaviour management. Staff will be trained in de-escalation techniques designed to manage situations calmly before they escalate.

Each resident will have an individual behaviour support plan which outlines strategies for managing emotional distress and supporting positive behaviour.

Staff will intervene at an early stage where signs of agitation or frustration arise, helping residents regulate their emotions and preventing escalation.

Where incidents do occur, staff will follow clear internal procedures to manage the situation safely and proportionately while minimising any potential impact on neighbours.

All incidents will be recorded and reviewed by senior staff to ensure appropriate learning and ongoing improvement.

5.0 Noise Management Strategy

The daily routine of the home is designed to ensure that noise levels remain consistent with those typically expected from a residential dwelling.

Residents will follow structured routines including school attendance, supervised leisure time and evening activities.

Quiet hours will be encouraged during the evening and overnight period, generally between 9:00 pm and 8:00 am. During these hours, residents will engage in calm indoor activities such as reading, homework or watching television at a moderate volume.

Outdoor activities will take place during appropriate daytime hours and always under staff supervision.

No amplified music, loud outdoor equipment or disruptive external activities will be permitted.

Staff will actively monitor the property to ensure that noise levels remain appropriate and will intervene immediately if any disturbance occurs.

6.0 Neighbour Communication and Responsiveness

The operator recognises the importance of maintaining positive relationships with neighbouring residents.

The Registered Manager will act as a direct point of contact for local residents should any concerns arise regarding the operation of the home.

Any concerns raised will be acknowledged promptly and addressed in a professional and constructive manner.

This proactive communication approach ensures that any issues can be resolved quickly and helps maintain a positive relationship with the surrounding community.

7.0 Policy Context

This mitigation strategy reflects the principles contained within national planning guidance relating to residential amenity.

The National Planning Policy Framework emphasises the importance of ensuring that development does not result in unacceptable levels of noise or disturbance for existing residents.

The proposed operation of the home has been designed specifically to ensure compatibility with the surrounding residential environment through its small scale, continuous supervision, structured routines and controlled staffing model.

These measures ensure that the development will operate in a manner consistent with surrounding residential uses.

8.0 Monitoring and Ongoing Review

The operation of the home will be subject to ongoing monitoring by the management team.

Incident records, staff observations and any feedback from neighbours will be reviewed regularly to ensure that the mitigation measures outlined in this document remain effective.

Where necessary, operational procedures will be refined to address any emerging issues.

This approach ensures that the home continues to operate responsibly and in a manner that respects the surrounding community.

9.0 Conclusion

The proposed children's residential home at 7 Glennon Close has been carefully designed to operate within the expectations of a quiet residential area.

The small scale of the home, combined with continuous staff supervision and structured daily routines, ensures that the level of activity at the property will remain comparable to that of a typical residential household.

The mitigation measures outlined within this plan demonstrate that the development will not give rise to unacceptable noise or anti-social behaviour and will remain fully compatible with the surrounding residential environment.