

NOISE AND ANTI-SOCIAL BEHAVIOUR MITIGATION PLAN

Prepared on behalf of: Zeeshan Deen

Site address: 12 St Ronans Road, Reading, RG30 2QE

Application type: Full Planning Permission

Prepared by: Inhaus Planning, Suite Ra01, 195-197 Wood Street, London, E17 3NU

1.0 Introduction

This Noise and Anti-Social Behaviour Mitigation Plan has been prepared by Inhaus Planning on behalf of Zeeshan Deen in connection with the proposed children's home at 12 St Ronans Road, Reading, RG30 2QE. It addresses the potential for noise and anti-social behaviour associated with the proposed use and sets out the comprehensive management measures that will be in place to prevent any unacceptable impact on neighbouring residents and the wider community.

2.0 Nature of the Use

The proposed use is a small residential children's home for up to 2 young people aged 7 to 18. The home will operate as a genuinely domestic household, with residents living, sleeping, eating and socialising within the property in a manner that is functionally analogous to that of a family home. The noise and activity profile of the use will not materially differ from that of a standard C3 family dwelling occupied by children and adults.

It is important to note that the small scale of the home - just 2 children - means that the total number of people present at any given time will typically be no greater than three or four, comprising residents and on-duty staff. This is comparable to a medium-sized family and does not give rise to any heightened noise or disturbance risk relative to the existing residential use.

3.0 Noise Management

The home will operate a clear and consistently enforced Noise Management Policy. Designated quiet hours will be established in the evening and overnight, during which residents will be expected to maintain low noise levels in line with the expectations applicable to any residential household. Television, music and electronic devices will be managed to ensure that noise does not penetrate beyond the property boundary. Windows and doors will be managed appropriately during periods of activity within the home.

Garden use will be managed by staff and will be subject to time and noise restrictions that reflect the expectations of a standard residential neighbourhood. No amplified sound equipment will be used in the garden. Staff changeovers will be conducted quietly, with staff advised to avoid unnecessary noise when arriving at and departing from the property, particularly during evening and overnight hours.

4.0 Behaviour Management

The home will operate a structured, positive behaviour support model, as described in the accompanying Care Management Plan. All residents will be provided with clear expectations around behaviour within the home and the surrounding neighbourhood from the point of admission. The use of a consistent, therapeutic approach to behaviour support will minimise the risk of disruptive or anti-social behaviour and will actively build residents' capacity for appropriate conduct in a community setting.

5.0 Prevention of Anti-Social Behaviour

The risk of anti-social behaviour associated with the proposed home is low, for the reasons set out above. The small number of residents, combined with the continuous presence of trained, experienced staff, provides a high level of oversight and intervention capacity. Residents will be supervised and supported in the community and will not be permitted to associate unsupervised in the vicinity of the property in a manner that could give rise to concerns.

Any instance of anti-social behaviour by a resident will be addressed immediately and proportionately by on-duty staff. Where behaviour outside the property gives rise to concerns, the Registered Manager will liaise as required with Thames Valley Police and, where relevant, with affected members of the public or local businesses to address the matter and prevent recurrence.

6.0 Incident Management and Response

All incidents relating to noise complaints or anti-social behaviour will be recorded in the home's incident log and reviewed by the Registered Manager. Any complaint from a neighbour will be acknowledged within 24 hours and investigated thoroughly. Where a complaint is upheld, specific action will be taken to address the cause and prevent recurrence, and the complainant will be informed of the outcome of the investigation and the actions taken.

7.0 Staffing and Oversight

The continuous presence of trained, professional staff within the home at all times provides the most effective possible mitigation against noise and anti-social behaviour. Staff are trained in de-escalation, behaviour support and conflict resolution, and are experienced in managing the complex presentations associated with EBD and SEMH in a calm, measured and effective manner. The staffing model described in the Care Management Plan provides both the oversight and the relational capacity necessary to prevent issues arising and to resolve them swiftly when they do.

8.0 Conclusion

The measures set out in this Plan demonstrate that the proposed children's home will be managed in a manner that prevents any unacceptable noise or anti-social behaviour impact on the surrounding residential neighbourhood. The domestic scale and character of the use, combined with the high level of professional staffing and management, provides a comprehensive and robust framework for the prevention and management of any such concerns. Reading Borough Council can be satisfied that the proposed use will not give rise to any unacceptable amenity impacts on neighbouring properties.