



Neighbourhood Impact & Mitigation Statement



O.N.E NEST
Opportunity Network Empower
Children's Homes



Purpose

This statement has been prepared to outline the anticipated impact of Jaeger House on the surrounding residential area and the measures in place to ensure that the home operates in a considerate, low-impact, and community-focused manner.

The intention of Jaeger House is to provide a small, stable, family-style home for children within Sussex, allowing them to remain closer to their local communities, education, and support networks wherever appropriate. The home has been carefully planned to integrate naturally within the existing residential environment while maintaining the character and amenity of the area.

This document sets out the practical measures, operational approaches, and management strategies that support the home in operating in a way that is calm, well-regulated, and consistent with residential living.

Residential Character of the Home

Jaeger House has been designed to operate in a manner that closely reflects a typical family household, both in appearance and in day-to-day living. The home is small in scale, accommodating a maximum of three children, and is intentionally structured to provide a calm, stable, and nurturing domestic environment rather than an institutional setting.

The property will continue to operate primarily as a residential dwelling, with activity levels remaining consistent with normal domestic living. Daily life within the home centres around shared meals, hobbies, education, and everyday routines reflective of a typical residential setting.

No external signage, commercial activity, or office-based functions operate from the property, and there is no public access to the home. The operational model has been intentionally developed to ensure that the use remains low profile and integrated within the surrounding residential area.

Particular care has also been taken in relation to the internal environment of the home. Jaeger House follows a trauma-informed, low-arousal approach, recognising the importance of calm and predictable surroundings for children who may have experienced instability or adversity. This approach naturally supports quieter routines, reduced disruption, and a more settled household dynamic.

The home has additionally been planned to introduce children gradually and in a phased manner, rather than operating at full occupancy immediately. This allows time for careful matching, relationship building, and the establishment of stable household routines, helping to ensure that the home remains well-balanced and manageable from the outset.

Overall, the scale, appearance, and operation of Jaeger House remain fully aligned with the character of a residential property and are not considered materially different from a typical family dwelling within the area.



Noise and General Disturbance

The day-to-day operation of Jaeger House is expected to generate low levels of noise and activity, consistent with that of a typical family household.

Daily activity within the home is expected to remain modest and reflective of a typical residential property. Children will generally attend education during the day, with evenings centred around normal household routines and low-level recreational activity.

The home follows a trauma-informed and low-arousal model of care, promoting consistent routines and emotionally regulated responses from adults. This approach supports a settled household environment and naturally contributes to minimising noise and disruption externally.

Outdoor areas associated with the property are private and enclosed, allowing children to safely enjoy outdoor space while limiting impact on neighbouring properties. Activities within the garden are expected to remain consistent with normal residential use.

The home does not host group activities, organised events, or externally run programmes, and there are no office-based operations or meeting facilities within the property. This significantly reduces the likelihood of increased activity levels or disturbance associated with the use.

Placements are introduced gradually and carefully matched to support compatibility within the household and reduce the likelihood of disruption impacting neighbouring properties.

Overall, the operation of Jaeger House is not expected to result in noise levels or general disturbance beyond what would reasonably be associated with a family home within a residential neighbourhood.

Traffic, Parking and Movement

The operation of Jaeger House is expected to generate a low level of vehicle movement, consistent with that of a typical residential dwelling.

Vehicle activity associated with the home is limited primarily to staff shift changes, occasional school transport, and routine domestic travel. Staff changeovers are structured and occur once daily, helping to minimise vehicle movements and reduce disruption within the surrounding area.

The home does not operate as a commercial premises and therefore does not generate delivery traffic, frequent visitors, or regular attendance by external professionals. Multi-agency meetings and professional discussions are generally held off-site or virtually, further limiting movement to and from the property.

Given the small scale of the home and the limited number of occupants, parking demand is expected to remain low and proportionate to normal residential use.

Overall, the proposed use is not expected to result in any significant increase in traffic, parking demand, or general movement within the local area, and is considered compatible with the existing residential character of the neighbourhood.



Safeguarding, Stability and Management Oversight

Jaeger House operates within a strong safeguarding and governance framework designed to provide children with a safe, stable, and nurturing home environment while also ensuring the home remains well-managed and low impact within the local community.

The home is built around a trauma-informed and relational model of care, recognising that many children will have experienced adversity, instability, or disrupted relationships prior to placement. Significant emphasis is therefore placed on creating a calm, predictable, and emotionally safe environment where children can settle, build trust, and develop positive routines.

A key part of this approach is the home's robust admissions and matching process. Every referral is carefully assessed to ensure that the child's needs can be safely met within the home environment and that placements are compatible with the existing household dynamic. Where appropriate matching cannot be achieved, placements are not progressed. This measured approach supports household stability, reduces the likelihood of disruption, and helps maintain a calm and well-balanced environment.

Children are introduced to the home in a phased and planned manner, rather than all placements commencing simultaneously. This allows time for children to settle gradually, relationships to form naturally, and routines and expectations to become established before additional placements are considered. Where necessary, the home may operate below capacity to maintain stability and ensure that the needs of both the children and the home environment can be appropriately met.

Children are supported through detailed individual care planning and risk assessments, which are regularly reviewed and updated in response to changing needs or circumstances. Where required, additional support, including one-to-one staffing, can be implemented to ensure children are safely supported both within the home and when accessing the community.

The home benefits from consistent staffing arrangements and a high level of experienced senior management oversight. Safeguarding, behaviour support, and operational practice are subject to ongoing monitoring through regular supervision, reflective practice, Regulation 44 visits, and wider quality assurance processes. This ensures that any emerging concerns are identified early and responded to proactively, supporting both the safety of the children and the continued stability of the home.

Overall, the combination of careful placement planning, therapeutic support, structured safeguarding arrangements, and strong leadership oversight ensures that Jaeger House operates as a stable, well-regulated, and responsibly managed residential home.

Community Integration and Local Considerations

Jaeger House has been developed with a strong focus on positive community integration and ensuring that the home operates respectfully within the surrounding residential area.



The intention is for children living at Jaeger House to experience life as part of a normal home environment and local community, rather than within an isolated or institutional setting. Wherever appropriate, children will be supported to access local education, recreational activities, community facilities, and outdoor spaces in a safe and structured way, helping them build confidence, social awareness, and positive connections.

Careful consideration has been given to ensuring that the operation of the home remains proportionate to the surrounding residential environment. Community-based activities are planned and supervised appropriately, with additional staffing support implemented where required.

Children are encouraged and supported to understand the importance of respecting neighbours, community spaces, and the wider local environment. Adults within the home model positive behaviour, appropriate boundaries, and respectful communication, helping children develop an understanding of expectations within a residential community.

The operational arrangements within the home have been intentionally designed to minimise unnecessary external activity and remain proportionate to the surrounding residential setting. This supports the continued residential character and day-to-day rhythm of the neighbourhood.

Jaeger House also responds to an identified need for high-quality local children's residential provision within Sussex. Historically, many children have experienced out-of-county placements due to limited local availability, which can result in disruption to education, support networks, identity, and community connections. By providing local provision, Jaeger House aims to support children to remain closer to familiar areas, established relationships, and professional networks wherever appropriate.

Overall, the home has been carefully planned to balance the needs of vulnerable children with the importance of protecting the character, amenity, and stability of the surrounding community.

Operational Accountability

Jaeger House will operate within a robust regulatory and management framework, ensuring that the home remains safe, stable, and consistently well-managed.

The home will be subject to ongoing oversight through internal quality assurance systems, senior management monitoring, and independent external scrutiny. This includes regular Regulation 44 visits, management reviews, safeguarding oversight, and continuous monitoring of the quality of care provided within the home. These processes are designed to ensure that standards remain high, that any concerns are identified early, and that improvements are implemented proactively where required.

The leadership team brings significant experience across children's residential care, safeguarding, and regulatory compliance, providing strong operational oversight and support to the home. Clear management structures and reporting arrangements ensure that accountability is maintained at all levels.



Jaeger House is committed to maintaining positive and respectful relationships with the local community. Any concerns raised will be responded to promptly, professionally, and proportionately, with clear processes in place to ensure appropriate communication and resolution where necessary.

Overall, the home's governance and oversight arrangements provide assurance that Jaeger House will continue to operate in a responsible, well-regulated, and community-conscious manner.

Final Statement

Jaeger House has been carefully planned and designed to operate as a small, well-managed, and low-impact residential home that integrates naturally within the surrounding community.

The operational model has been intentionally structured to support positive outcomes for children while remaining proportionate and compatible with the surrounding residential environment. Careful placement planning, phased admissions, and consistent routines help maintain a settled and well-managed household.

The scale of the home, combined with minimal visitor activity, limited traffic movements, and the absence of commercial or institutional functions, ensures that the proposed use remains comparable to that of a typical family dwelling. In addition, strong safeguarding arrangements, experienced staffing, and ongoing senior management oversight provide assurance that the home will continue to be responsibly and proactively managed.

Jaeger House has also been developed in response to the growing need for high-quality local children's residential provision within Sussex, helping to reduce the need for children to be placed far away from their communities, education, and support networks.

Overall, it is considered that Jaeger House will operate in a manner that preserves the character and amenity of the area, while providing a safe, stable, and nurturing home for vulnerable children who require care and support.