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Wilden House36 Roman Bank, Gedney Dyke

Juventas Services Limited
Job No. 304809

Planning Statement

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1.0 Introduction

1.1 This Planning Statement has been prepared by Ingleton Wood LLP on behalf of the Juventas Services Ltd, in support of a Full Planning Application for the change of use of an existing residential dwelling (Use Class C3) at 36 Roman Bank, Gedney Dyke, to a residential children's care home (Use Class C2).

1.2 Juventas Services Limited provide social care and support to vulnerable children and young people, and would be seeking to expand the provision of accommodation for looked after children.

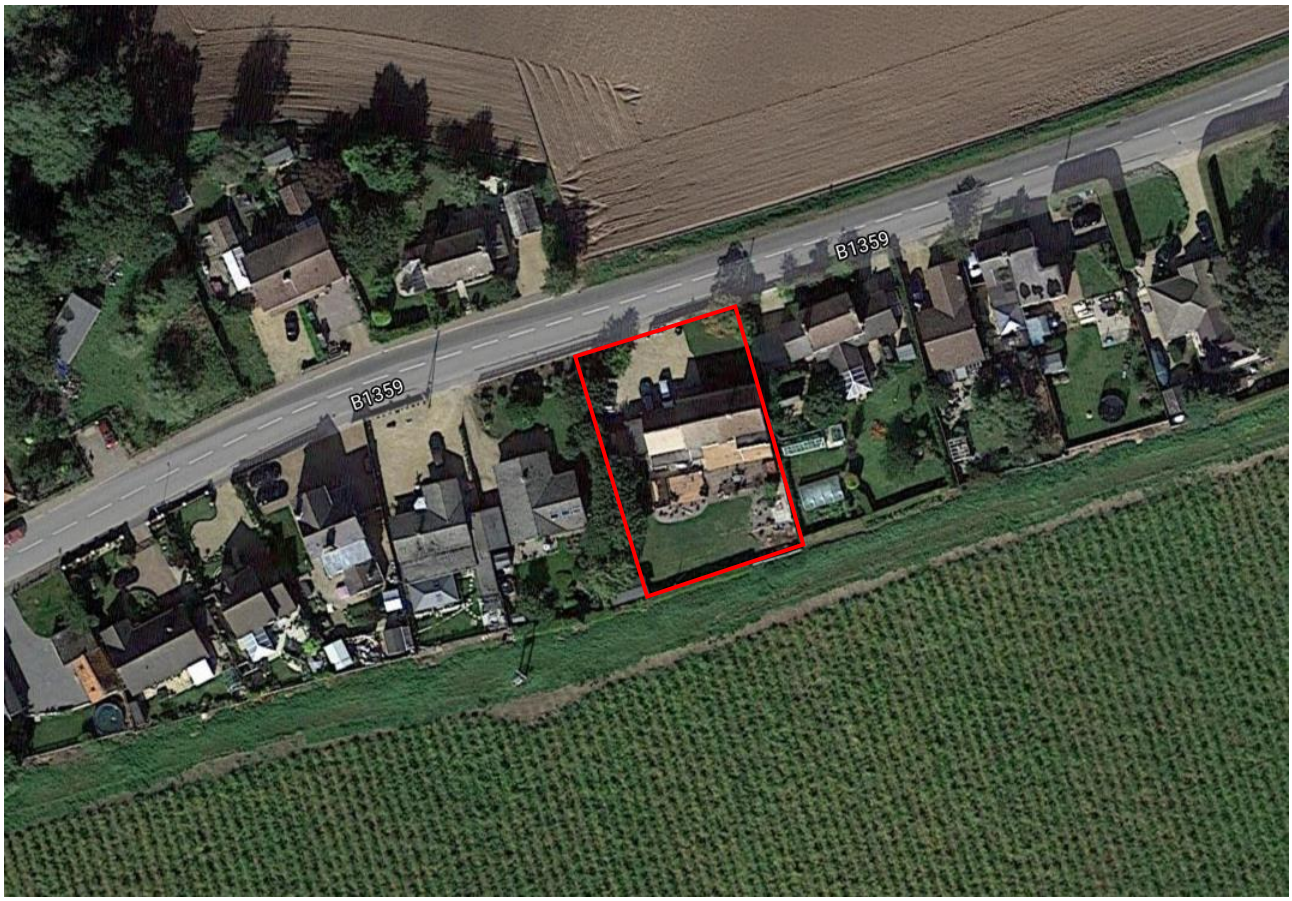
1.3 The site is considered suitable for the proposed use, and is considered to be viable and deliverable, whilst providing specialist housing for a group of people with specific needs. As such, our client is keen to progress with a planning application for a change of use at the earliest opportunity.

1.4 This statement should be read in conjunction with the following plans:

- Location Plan;
- Block Plan;
- Existing Floor Plans;
- Proposed Floor Plans

2.0 Site Context

2.1 The proposal site is detached dwelling with a large double garage, with the curtilage measuring approximately 0.12 hectares. The extent of the site is indicated in red on the image below.



Google Earth image of site

2.2 The existing dwelling is to the north east of the main settlement of Gedney Dyke, accessed via Roman Bank. The immediate area has an edge of settlement character with fields opposite and to the rear and is wholly residential.

2.3 The property benefits from a private drive and parking area, which accommodate six or more cars, and enters onto Roman Bank, which has a 30mph speed limit.

2.4 Gedney Dyke is a rural village with basic amenities, but is only around 1.5 miles from Lutton, Chapel Gate and Gedney which offer a wider range of facilities and services and connect to the wider public transport network. The Market town of Long Sutton is approximately 3 miles from the site. There are a number of schools to accommodate all age ranges within the area.

2.5 Concerning heritage, the site does not fall within a designated Conservation Area and there are no listed buildings adjacent to the site.

2.6 In flood risk terms, the site falls within Flood Zone 3, as with the majority of the surrounding District, where the land and property have a high probability of flooding.

2.7 There are trees and established hedging within and immediate adjacent to the application site, however these would not be impacted by the development.

2.8 There is a local wildlife site identified to the north west of the site.

3.0 The Proposal

3.1 The proposal is to change the existing use of the site from residential (Use Class C3) to a children's residential care home (Use Class C2). The existing floor plan is as follows:





3.2 The site would be used in the same way as any family home, with bedrooms for the children and shared living spaces. There will be rooms used for staff sleeping and office use and therefore some minor configuration to the floor plan, as indicated on the plans.

3.3 Our client wishes to retain the comfortable family aspect of the home for the children that will be occupying it, including use of the secured family garden space for the children to play. It is intended that the site will facilitate the care and accommodation of up to 4 children.

3.4 In terms of staff on site, there would always be a minimum of two staff for a night shift. In the day, there would be likely around 4-6 staff on site.

3.5 We would like to emphasise that the intention of Juventas Services, which use a family model, is to simulate a family dwelling, with the children utilising the local schools and facilities. The residence will be like any other family integrating the local community by attending clubs and community events, with the ambition to provide a meaningful input into the wider community. The young people come to Juventas Services as a result of family breakdown, and will therefore be nurtured and cared for like other children living in the area

4.0 Pre-application Advice

4.1 Pre-application advice was first sought from the Council for the proposal in August 2020. Although there was some discussion as to the use class that the proposal would fall under, it was confirmed that there would be no objection to an application for a change of use to Use Class C2.

4.2 Pre-application advice received on the 5th November stated that a change of use would, in principle, be acceptable. The key considerations would be impact on amenity, particularly noise/disturbance from children and the associated comings and goings of such a use, and adequate parking provision.

5.0 Planning History

5.1 According to South Holland District Council's online planning register, there is no relevant planning history identified at the proposal site.

6.0 Planning Policy Considerations

6.1 This Section identifies the planning framework within which the proposed development is to be assessed, and further identifies other material considerations relevant to the proposal. In identifying the planning framework, consideration has to be given to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which states that:

> *'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Act, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise.'*

The Adopted Development Plan

6.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 consideration is given below to the adopted Development Plan for the site which compromises:

- South East Lincolnshire Local Plan 2011-2036, adopted March 2019
- Gedney Dyke Inset Map, adopted March 2019

Material Considerations

6.3 In addition to the adopted Development Plan, there are Material Considerations that are relevant to the proposed development and, therefore, form part of the planning framework within which the development is to be assessed. The relevant Material Considerations are as follows:

- National Planning Policy Framework, February 2019
- South East Lincolnshire Strategic Flood Risk Assessment (March 2017) and the Sequential Test for Flood Risk

7.0 Planning Analysis

Principle of development

7.1 Gedney Dyke is defined as a settlement in an area of development constraint, where development will be permitted within the settlement boundaries if it supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the needs of other local communities.

7.2 Policy 17 of the Local Plan directs that the provision of new houses will seek to meet the long-term needs of the area in order to maintain and provide mixed, inclusive and sustainable communities. Although it is acknowledged that the proposal presents a change of use rather than a new dwelling, this policy identifies that housing should meet the variety of needs within the area. This is also supported by the National Planning Policy Framework, which encourages promoting inclusive communities and providing a range in the types of housing needed for different groups in the community.

7.3 The proposal site lies within the defined settlement boundary of Gedney Dyke and has no allocation within the local plan. Although at the edge of the settlement, there are several dwellings continuing to the west of the proposal site and the area is residential in nature. In view of the above, it is considered that a change of use to a children's residential care home would be suitable in this location and would provide for the needs of the community. The proposal accords with local and national planning policies concerning a planning proposal of this type, and as such, the principle of development can be considered acceptable.

7.4 Policy 2 of the local plan specifies the other criteria that development should meet in order to be considered acceptable. This includes; the scale, design, amenity, access and flood risk, which will be assessed further in this analysis section.

Design and Surrounding Character

7.5 Policy 3 of the Local Plan identifies that development must have high quality and inclusive design. The change of use application would not result in any changes to the external appearance of the building, and therefore would not impact design and the character and appearance of the surrounding area.

Neighbouring Amenity

7.6 The detached dwelling sits within a large plot with adjacent neighbours to the east and west. There is adequate separation between these dwellings, and in any case, no external alterations or extensions are proposed which might adversely impact the neighbouring property.

7.7 The proposal would accommodate 4 looked after children, and therefore should be assessed similarly to a large family home in terms of amenity impact. It could be argued that there would be an intensity in the vehicular movements on site due to staff movements, however there would rarely be more than six staff, and the movements would be controlled through a rota.

Flood Risk and Drainage

7.8 Although the site falls within Flood Zone 3 where there is a high risk of flooding, it is acknowledged that most of the surrounding area also falls within this flood zone. The proposal would not result in a use more vulnerable to flooding than the existing use. As such it is not considered that flood and drainage information would be required for the planning submission. This was confirmed in correspondence with the Council.

Highway Safety

7.9 The proposal would utilise the existing drive and shared parking area accessed from Roman Bank. This road is relatively linear, with unobstructed visibility from both directions when exiting the site. There is an existing large parking area to the front of the property, allowing vehicles to turn on site and enter and exit the highway in forward gear.

Parking

7.10 The Local Plan parking standards do not specifically relate to residential care homes for children and it is assumed that the proposed use would fall under residential accommodation to be assessed on a 'site-by-site basis'. The large parking area to the front of the existing dwelling would accommodate sufficient parking for all members of staff.

The Natural Environment

7.11 A small local wildlife site is identified on the north side of Roman Bank, within the local vicinity of the proposal site. As in accordance with policy 28 of the Local Plan, the proposal would not directly or indirectly adversely affect this site, as the proposed use would have no more impact on the natural environment than the existing use.

Social Considerations

7.12 The NPPF specifically requires the promotion of healthy and safe communities under section 8 of the framework. This includes promoting healthy, inclusive and safe places and social facilities that the community needs.

7.13 Our client offers a wide range of services that aim to meet the needs of vulnerable children. The proposal site is ideal to provide all necessary accommodation required to provide a comfortable and secure environment for the children, and is in an appropriate location to serve the need.

Planning Obligations

7.14 Due to the nature and scale of the proposal, it is not considered that the proposal would require the implementation of planning obligations.

7.15 The proposal would not trigger payment of a Community Infrastructure Levy (CIL), and South Holland District Council have not adopted a CIL Charging Schedule in any case.

8.0 Conclusion

8.1 It is proposed to change the use of the existing dwelling in order to use as a children's care home. The site is appropriate and achievable for this use, and offers an excellent opportunity for the Council to provide accommodation for a specific part of the community who are vulnerable and need suitable housing.

8.2 As set out within this document, the proposed development of this site is capable of comprising sustainable development, socially, economically and environmentally. Although few policies relate specifically to this type of use, the principle of development is supported in local and national policies which encourage the provision of a range of housing. There are not anticipated to be any adverse impacts that would outweigh the benefits of the proposed development.

8.3 On the basis of the foregoing, we respectfully request that the application is recommended approval.