Application for Full Planning Permission by

Country Court Care Ltd

for

2-Storey Side Extension to the Existing Care Home to Provide Additional Bedrooms & Facilities, Single Storey Extension to Ground Floor Bedrooms, First Floor Extension to Day Space, the Provision of a Sprinkler Store, the Provision of 112 PV Panels and the Provision of 11 Additional parking Spaces.

at

Beech Lodge Care Home, Frogs Abbey Gate, Holbeach, PE12 8QJ



DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

the planning hub

Planning and Development Consultancy

Date: 25th March 2026
Our Ref: PH/594/25

Part 1 – Design and Access Statement Page 1
Part 2 – Planning Statement Page 12

PART 1 - DESIGN AND ACCESS STATEMENT

1.0 Introduction

1.1 This Statement is provided in order to support this submission for full planning permission and to supplement the drawings and additional details that also accompany this proposal.

1.2 This Statement has been compiled in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.0 General Principles

2.1 Statements that accompany applications must explain how the Applicant has considered the proposal and understands what is appropriate and feasible for the site in its context. It should clearly explain and justify the 'design and access' principles that will be used in the development of the scheme.

2.2 The details and information submitted show how the proposed development will be appropriate within the surrounding area and in the local context. This Design and Access Statement explores the full principles of the development and the issues connected with such a proposal in order to justify how the development will be acceptable in planning terms.

3.0 The Site & Its Surroundings

3.1 The application site is located within the open countryside, just over 1½ miles to the south of Holbeach. Whilst in a rural location, there are other dwellings, farmsteads and local business premises within the locality, so the care home is by no means remote.

3.2 The care home is located to the east of Frog's Abbey Gate, and is a 2-storey, rendered structure, which is 'U' shaped and has car parking and a bin store area to the front and private amenity space to the rear.

3.3 There are currently 36-bedrooms within the care home, along with limited day space, dining areas, staff rooms and office space, a kitchen, a reception area and storage space. The care home is currently served by 14 parking spaces.

3.4 The care home is party screened by low hedging to the north, east and south, which allows residents views out over the open, agricultural fields to all sides. Outside of this hedge line a dry drainage ditch encircles the property, separating it from the agricultural fields accordingly.

3.5 The application site is not within any Local Plan allocation other than being within the countryside but, according to the Environment Agency's Flood Maps, is within Flood Zone 3. There are no public footpaths that cross the site or which run adjacent to it.

4.0 The Planning History of the Site

4.1 A check of the planning history of the application site on the Council's website has revealed that, despite the care home being extended in the past, there has only been one planning application at the premises in recent years, as referenced below.

4.2 **H09-0285-12** – Planning permission was granted on the 19th June 2012 for a 2-storey extension to the care home, and the consolidation of the existing parking area. It is understood that this permission was implemented and the resulting development allows for the 36-bedroom care home that stands on the site today.

4.3 A pre-application enquiry was submitted in September 2023, which sought the LPA's opinion on a proposal for a 2-storey extension to the south side of the existing care home, in order to increase the bedroom numbers and allow for internal reconfigurations to improve and modernise the care home. The reference number for this submission was **PE-00275-23**.

4.4 The Case Officer's pre-application comments were received on the 23rd November 2023, and a copy of these can be found at **Appendix A** to this submission. In their response the LPA stated that, due to the open countryside location of the care home, they would need to be satisfied that extending the care home would be necessary and/or would bring significant benefits that outweigh its unsustainable location. It was indicated that evidence should be provided to show that the proposal would improve elderly care provision within the area and that the development would contribute to the local economy and

support the local community by providing better care facilities to serve the local population, and by providing more jobs within the area. These matters will be addressed accordingly as part of this planning application.

4.5 Despite the pre-application submission being supported by a plan to show the intended location and scale of the proposed extension, the Case Officer's comments indicate that the scale, design and appearance of the proposed extension would need to be sympathetic to the existing building and that increased parking provision would be required.

4.6 The comments also indicate that, as the site is within Flood Zone 3, a future planning application would need to be supported by a Flood Risk Assessment and that finished floor levels would need to be set 300mm above the existing ground levels, with flood resilient construction measures included in the development.

5.0 The Proposed Development

5.1 To facilitate the proposed development, and to completely modernise the care home, the internal accommodation within the existing care home will be completely reconfigured. The existing layout is too dense and cluttered, and provides odd-sized rooms that are not suitable for their intended residents. The communal spaces are small, staff and welfare areas are limited in their scale, and the entrance area is narrow and unfriendly.

5.2 The existing internal layout will therefore be reconfigured to provide only 16, spacious en-suite bedrooms and to provide the following facilities:

Ground Floor – A large, welcoming reception area and café, meeting rooms and a manager's office, an administration room, large areas of day space, a finishing kitchen, hair salon, hoist store and numerous storage areas.

First Floor – Extended day space, a finishing kitchen, a contemplation room, the main kitchen area, laundry, staff room, shower and lockers and a first-floor hoist store.

5.3 The proposed main extension to the care home, will provide 14 new bedrooms, a plant room, accessible bathroom, nurses station and storage areas at ground floor, with 15 new bedrooms, an accessible bathroom, nurses station and storage areas at first floor. With the 16 new rooms in the existing structure, the total number of bedrooms for the care home will be 45.

5.4 The proposed extension in this location will be a wide, reversed 'L-shape', which will extend the existing structure southwards by 28.3m and, on an east/west axis, would be 24m in width.

5.5 Other than the extensions to rear of the existing care home (see below), the main extension proposed will have an eaves height slightly higher than the existing care home (to account for the raised finished floor level), but will have a ridge height to match, and will be constructed in matching materials.

5.6 In addition to the above, the following elements also form part of this planning application:

- A minor, single storey extension to the east facing side of the northern end of the existing care home, to increase the size of 3 bedrooms at ground level.

- A first-floor extension over the existing day space at the rear of the existing care home (east facing elevation), to provide additional day space at first floor.

- The provision of a sprinkler store structure within the north east corner of the application site.

5.7 There are currently only 14 car parking spaces on site to serve the care home. This planning application seeks consent for the provision of 11 additional car parking spaces, so as to adequately meet the demand for more off-street car parking once the proposed development is completed and occupied. 2 of the new parking spaces will be fitted with equipment for the charging of electric vehicles.

5.8 New landscaping and hedge planting will take place around the care home once completed, not only to ensure that the site looks attractive and has good amenity space for the future residents, but to also meet the BNG targets as now enshrined in planning legislation.

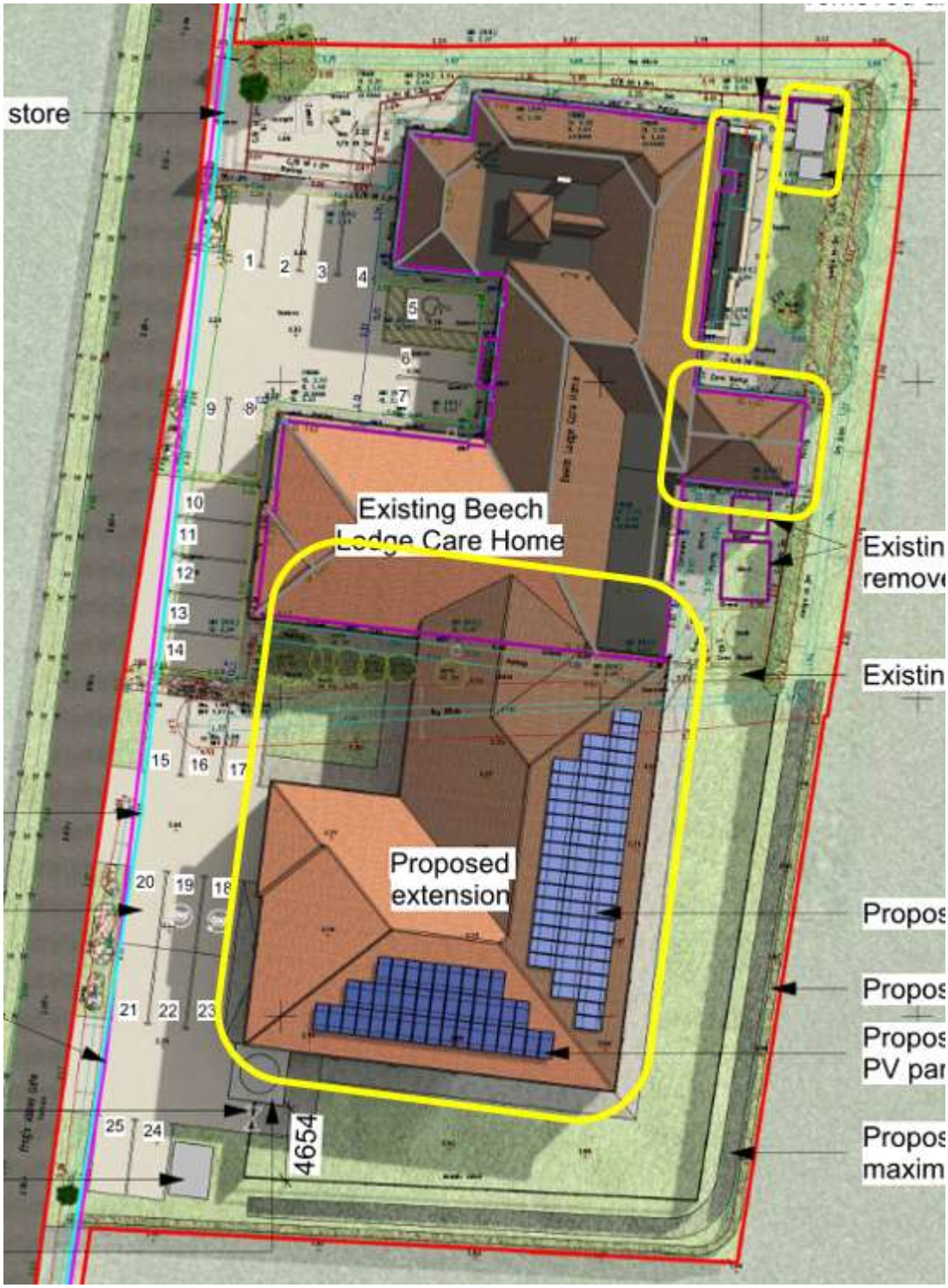
5.9 It is also proposed that PV panels be fixed to the south and east facing roof slopes of the main extension proposed, so as to generate an element of green energy for the care home. The proposed site layout plan shows the provision of 44 PV panels to the south facing roof slope and 68 PV panels to the east facing roof slope (112 in total). Details of the proposed PV panels to be used are also submitted as part of this planning application.

6.0 The Assessment of the Site

6.1 The assessment of the site and surroundings explains how the site has been appraised and how the opportunities and constraints of the site, as existing, led to the form of the proposed development. In order to achieve this the 'local context' of the site was examined along with physical, social and economic issues.

The Physical Context of the Site

6.2 The application site and surroundings has been described in Section 3 of this Statement. The proposed site layout plan below shows the location of the proposed extensions, in yellow, and how these relation to the existing care home.



The Social Context of the Site

6.3 This section examines how, if at all, the people in the locality will be affected by the development.

6.4 The care home building and its associated parking areas, will be open to view from Frogs Abbey Gate to the west, but is in an isolated, countryside location, and is over 160m to the nearest dwelling to the north and over 200m from the nearest dwelling to the west (as the crow flies), so the proposed development will have no impact on the residential amenity of the occupiers of the nearest dwellings whatsoever.

The Economic Context of the Site

6.5 The Applicants are experienced care home operators and are fully aware of the increasing need for care home places within the towns and villages within which they have premises. The increasing need for such facilities also brings with it a desire for modern, purpose-built development. Where viable, it is highly sustainable to extend existing premises where these features can all be 'designed in' to the proposed development, making the facility not only more user friendly (for the care staff) but more customer/resident friendly too.

6.6 The obvious solution with this site is to extend to the existing premises, in a logical manner, to satisfy the need for increased bedroom space within the wider area, to improve the status and turnover of the business and to increase staff levels in order to provide the required levels of care. The increase in bedroom numbers logically brings with it the need for more staff, and there should be the potential for at least 6 new full-time staff members as a result of the proposed development.

6.7 It remains encouraging to see a business such as this looking to move forward and provide additional, functional, care home facilities within the District. In doing so the business will create new full time and part time jobs and will boost the local economy as residents and their visitors will use the nearby facilities and services that already exist within the wider area.

6.8 In support of the proposed development, the Applicants have provided the following 'Statement of Need':

Leaving Holbeach Hospital aside, Beech Lodge is the only home that provides dedicated nursing care in Holbeach. There are no other nursing homes in 10-miles radius of Beech Lodge and hence the people in Holbeach heavily rely on Beech Lodge for nursing care within this care home.

The home always had huge demand for beds. The home started off with around 10 beds and it has since been extended several times to meet the demand of the public. The last extension was completed in 2015, increasing the bed numbers from 29 to 36 along with creating additional facilities and refurbing the existing part of the building. The home remained 100% occupied most of the time with a waiting list of people who required care. The national average for care home occupancy is currently 87% so we are operating at a higher level than this.

Unlike the other care facilities in Holbeach, Beech lodge is located in a quiet rural location with views over open fields and surrounding countryside.

6.9 To further evidence the above comments, the occupancy levels for the care home between April 2021 and June 2024 can be found at **Appendix B** to this Statement. You will see from this that the lowest occupancy level has been 90%, and that, during this period, occupancy was frequently at 100%. The Applicants have confirmed that between June 2024 and the submission of the planning application, occupancy levels have virtually stayed at 100%.

7.0 Design Considerations

Use

7.1 Obviously, the site has an established C2 care home use in its entirety, which is historic. By extending that use there will be no adverse impact on the general area, other than a minor loss of agricultural land to accommodate the extension. The change of use from agricultural land to care home land, is absorbed into the proposed development accordingly.

7.2 Moving forward with the proposed development shows a desire to increase and improve the C2 facilities within the area with modern, purpose-built extensions to complement the existing building and use, especially once all the internal alterations are completed too.

Amount of Development

7.3 The existing care home provides 36 bedrooms and associated space, over 2 floors. The proposed extensions will provide 1087.9m² of new development in order to provide 9 new bedrooms in total (following the internal alterations to the existing building) over 2-floors, along with associated day space, nurses stations, assisted bathrooms and storage. The total number of bedrooms in the extended care home will become 45.

7.4 These proposals will provide an efficient use of the site without detriment to the usable amenity space to serve the wider use of the site. Bearing in mind that internal day space is more critical than outdoor amenity space for a care home use, the potential to maximise internal day space is a good solution for the operation of the care home. A sufficient level of external amenity space for the residents will still be provided.

Layout of the Development

7.5 The proposed site layout for the site can be seen on page 6 of this Statement.

7.6 The proposed internal layouts for the care home are submitted as part of this planning application and show how the extensions will link into the existing care home to the south and west, and how the existing floor layout will be reconfigured in order to maximise the functionality of the use of the building.

The Scale and Appearance of the Development

7.7 The proposed development is designed in such a way in order that it replicates the scale and appearance of the existing building on the site and, over time, will be indistinguishable from it. In this regard, the scale and the massing of the proposed extension will be sympathetic to the existing care home, and its appearance in the landscape.



7.8 The proposed development will use materials to the walls and roofs to exactly match those used in the existing building and all hard and soft landscaping will match that which already exists on the site.

Landscaping

7.9 The only landscaping proposed as part of the development will be to enhance the car parking areas, to provide grassed and planted garden space for the care home residents, and to provide new hedge boundaries to the site, to both screen the development and meet BNG requirements.

8.0 Access

Disabled Access

8.1 The application is for extensions and internal alterations to an existing C2 residential care home. The development will have to be in full accordance with the current Building Regulations (Part M) in terms of providing disabled access facilities throughout the building.

8.2 Disabled car parking provision will be formalised and provided in close proximity to the entrance to the reception area, as shown on the submitted site layout plan. At ground level, footpaths around the proposed extensions and from the car parking areas will allow level access throughout the site.

Access into the Site & Movement within the Site

8.3 The development as proposed will have no detrimental impact on vehicular or pedestrian access into and out of the site and should in no way affect traffic movements within the wider locality due to the lightly trafficked nature of the care home use of the site and the minimal levels of traffic that use the access road.

8.4 The car parking areas have been designed in order to accommodate the required traffic movements. The minor increase in traffic movements that will be generated by the proposed development will have no effect on the free flow of traffic on the access and local roads accordingly.

8.5 The existing access into the site from the public highway will be used to serve only a small cluster of 9 parking spaces, with 5 further spaces accessed directly from the public highway. The new parking spaces proposed (11) will be accessed from 2 further access points from the public highway, as can be seen on the submitted site layout plan.

8.6 Vehicular movement within the site will be restricted to the access areas and car parking areas accordingly. The number of car parking spaces provided will increase from 14 to 25, and will be formalised in accordance with the proposed site layout plan. This is considered to be more than ample to serve the extended C2 care home, even when factoring-in the visitors to the additional 9-bed

spaces to be created and the additional staff that will be employed as a result of the development.

8.7 The car parking calculations can be found below. It can be seen from this that the parking ratios for the care home will be improved as a result of the development.

Existing Parking Provision:

36 bedrooms and 14 car parking spaces = **1 parking space per 2.57 bedrooms**

Proposed Parking Provision:

45 bedrooms and 25 car parking spaces = **1 parking space per 1.8 bedrooms**

8.8 In order to fully justify the levels of parking to serve the extended care home, this planning application is also supported by a Transport Statement by Bancroft Consulting, which concludes that:

'Overall, this Transport Statement has demonstrated that the proposals could be delivered in accordance with the NPPF. On this basis, the Highway Authority should be in a position to offer its support of the proposals.'

9.0 Conclusion to the Design & Access Statement

9.1 The format for a suitable Design and Access Statement has been closely followed in this case and the 'Good Design Principles' identified at the end of the CABE document have been adhered to in the formulation of this application.

9.2 It is hoped that with the use of this Design and Access Statement and the other supporting documentation, the acceptability of the proposed development is acknowledged.

PART 2 - PLANNING STATEMENT

1. The relevant national Government planning guidance in this case is contained within the **National Planning Policy Framework** (NPPG), as revised in December 2024, and the Governments' online **National Planning Practice Guidance** (NPPG), which came into force on the 6th March 2014.

   The NPPF

2. The NPPF makes it clear that in Section 2 that the purpose of the planning system is to contribute to the achievement of sustainable development. At paragraph 8 it identifies sustainable development as being 'economic', 'social' and 'environmental' whereby all planning proposals should contribute to building a strong, responsive and competitive economy, support strong vibrant and healthy communities and contribute to protecting and enhancing our natural, built and historic environment. **Comment** - The proposed development will help to contribute to the local economy and will support the local community through the creation of jobs and by improving the care facilities that serve the population whilst, at the same time, having no detrimental impact on the local environment.

3. Paragraph 9 of the NPPF goes on to state that planning decisions should play an active role in guiding development towards sustainable solutions and, in doing so, should take local circumstances into account to reflect the character, needs and opportunities of an area. **Comment** - The proposed development achieves these aims as it will help to improve the level of elderly care provision within the area and will extend the functional use of the site, without detriment to wider area within which it is sited. The proposed development will contribute to the local economy, will support the local community and will meet the defined need for more C2 bed-spaces within this area.

4. Paragraph 11 of the NPPF puts forward the presumption in favour of sustainable development and, in terms of decision making, states that development proposals that accord with an up to date 'development plan' should be approved without delay. **Comment** - It will be argued below that the proposed development will be in accordance with the 'development plan' and should therefore be approved accordingly.

5. Section 4 of the NPPF focusses on 'Decision Making' and paragraph 39 states that LPA's should approach decisions on proposed development in a positive and creative way. At paragraph 40 it states that early engagement has the potential to improve the efficiency and effectiveness of the planning system for all parties and that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. Paragraph 48 states that planning law requires applications to be determined in accordance with the 'development plan' unless material considerations indicate otherwise. **Comment** – The submitted pre-application enquiry has helped to 'pave

the way' for the submission of this planning application and it is hoped that, in addressing the minor concerns raised in the LPA's response, they can now consider this proposal in a positive manner.

6. Section 6 of the revised NPPF relates to 'Building a Strong, Competitive Economy' highlighting the Government's commitment to securing economic growth in order to create jobs and prosperity. Paragraph 85 states that significant weight should be placed on the need to support economic growth and productivity, taking into account the needs of local businesses and wider opportunities for development. **Comment** – Clearly, further bedroom additions to this existing C2 use will bolster the local economy and will increase jobs within the local area, not only during the construction phases but also on completion. It is anticipated that at last 6 new jobs will be created (care staff, reception staff, kitchen staff, cleaners, caretaker, etc.) as a result of the development.

7. In relation to the rural economy, paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas. At paragraph 89 it states that, to meet local business and community needs in rural areas, development may need to be adjacent to or beyond existing settlements, and in locations that are not well-served by public transport. In such locations, development will need to be sensitive to its surroundings, and should have no adverse impact on local roads. **Comment** – The proposed development will be a sustainable expansion of this existing rural business and will form a proposal that is sensitive to its rural surroundings, with no adverse impact on the local road network.

8. Section 9 of the NPPF relates to 'Promoting Sustainable Transport' and, at paragraph 109, indicates that transport issues should be considered from the earliest stages of planning in order that the potential impacts of the development on transport networks can be addressed. Paragraph 116 states that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. **Comment** - Conscious that C2 developments are very lightly trafficked, with trips to the site mainly by staff, deliveries and visitors, it is argued that the proposed expansion of this use would only generate a minimum of new traffic movements to the site. The increase in the parking spaces on the site, from 14 to 25, will be more than adequate to cope with the increase in size of the care home, even during the busy periods. There will certainly be no 'severe' impacts on the highway network as a result of the development. The proposed development will be entirely acceptable in terms of sustainable transport movements.

9. Section 11 of the NPPF relates to 'Making Effective Use of Land', with an emphasis on the use of previously developed or 'brownfield' land. Paragraph 125 states that (*inter alia*) planning decisions should encourage multiple benefits from urban and rural land through mixed use schemes, especially where there could be net environmental gains. Paragraph 128 states that LPAs should take a positive

approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose, where this would help meet identified development needs. **Comment** - The proposal, through C2 the use on the site, will serve to meet these requirements of the NPPF accordingly.

10. Paragraph 129 indicates that development should make an efficient use of land to meet all forms of development, taking into account need, market conditions, infrastructure and services, regeneration and design. **Comment** – The proposed site layout makes an efficient use of the land available and allows for a development that will make good use of that land without the need to extensively develop on further greenfield land.

11. Section 12 of the NPPF focusses on 'Achieving Well-Designed Places' and acknowledges that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Paragraph 135 states that planning decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive, appropriately landscaped, sympathetic to local character, have a strong sense of place and are safe, inclusive and accessible. **Comment** – Obviously there is already a care home development on this site, the design and layout of which have been approved by the Council as part of the original planning application(s). The proposed extensions to the care home follow the design, detailing and materials as originally approved in order to ensure continuity in the design and to ensure a positive impact on the general area.

12. Paragraphs 170 to 182 relate to 'Planning and Flood Risk' and, at paragraph 181 it states that when determining planning applications, LPAs should ensure that flood risk is not increased elsewhere and that appropriate applications are supported by a site-specific flood risk assessment. Development should only be allowed in areas at risk of flooding where the built form is located in the area of lowest flood risk, the development is appropriately flood resistant and resilient, it incorporates sustainable drainage systems, residual risk can be safely managed and safe access and escape routes can be included. **Comment** - The proposed development meets the requirements of this part of the NPPF and the submitted FRA and Drainage Strategy show that the site can be suitably developed and drained without any risk to, or harm from flooding within the locality.

13. Section 15 of the NPPF relates to 'Conserving and Enhancing the Natural Environment' and seeks to ensure that development contributes to and enhances the natural and local environment by (*inter alia*) minimising impacts on habitats and biodiversity. **Comment** – In this regard the planning application is supported by a full BNG Assessment which shows that the development will meet BNG requirements by increasing the habitat levels across the site. No trees are affected by the development proposed, so a BS5837 Tree Survey is not required in support of this proposal.

The NPPG

14. The NPPG provides an informative section on 'Planning for Well-Designed Places' and goes into detail on why good design matters and what it achieves. Paragraph 001 of this section states that development proposals should reflect the requirement for good design as set out in the National Guide, giving weight to matters of context, identity, built-form, movement, nature, public spaces, uses, homes & buildings, resources and lifespan accordingly. **Comment** – Whilst some of these matters are not relevant to the development proposed, I am certain that the layout of the site and the design of the proposed extensions are entirely acceptable in context, and the overall development will have a positive impact on the general appearance of the area as a whole.

The Development Plan

15. The relevant 'Development Plan' policies in relation to this development are contained within the **South East Lincolnshire Local Plan 2011-2036**, as adopted in March 2019.

16. Policy 2 relates to 'Development Management' and allows for development that is sustainable and suitable in relation to size, scale, layout, density, impact on amenity, design, materials, access, infrastructure, pollution, flood risk, ecology, minerals and in relation to heritage. **Comment** - The proposed development will form a series of simple and complimentary extensions to the side and rear of the existing care home building and will mirror its scale, design and materials accordingly. In all other respects, the proposed development will meet the requirements of this policy.

17. Policy 3 relates to the 'Design of New Development' and seeks to ensure that development creates distinctive, high quality and inclusive design and which meets the general criteria as listed within the policy. **Comment** - As with Policy 2, the proposed development has been designed in such a way as to meet the requirements of this policy accordingly.

18. Policy 4 provides the 'Approach to Flood Risk' and allows for development that is within an area at risk of flooding where it can be demonstrated that the development is supported with a site-specific FRA and that all other matters in relation to potential flooding, flood resistance and flood resilience can be addressed. **Comment** - The proposed development meets the requirements of this policy and the submitted FRA and Drainage Strategy shows that the site can be suitably developed and drained without any risk to, or harm from flooding within the locality.

19. Policy 31 relates to 'Climate Change and Renewable and Low Carbon Energy' and, in part B, supports the inclusion of renewable energy within development proposals where there would be no significant harm to visual amenity, landscape character or skyscape, aviation and radar safety and the natural environment. **Comment** – The provision of PV panels to the roof of the care home, as shown on

the submitted details, will be highly beneficial in gaining renewable energy for the home, and will help to reduce electricity bills accordingly, without any harm to the character and appearance of the area.

20. Policy 36 relates to vehicle and cycle parking and seeks to ensure that all developments provide vehicle and cycle parking in accordance with the adopted parking standards, and that such parking is integral to the overall design and layout of the proposal. **Comment** – The proposed development will increase the parking levels on the site from 14 parking spaces to 25 parking spaces, to account for the increase in the size of the care home. This lowers the parking ratio from 1 parking space per 2.57 bedrooms to 1 parking space per 1.8 bedrooms. This planning application is supported by a Transport Statement, which confirms that the parking levels are suitable for a development of this scale, and that there will be no harm to highway safety as a result of the development.

Conclusion

21. The above paragraphs show that the proposed development is wholly in accordance with the national planning guidance set out in the National Planning Policy Framework and the National Planning Practice Guidance and, at a local level, the 'Development Plan' as referred to above.

22. For these reasons it is considered that the proposed development is wholly compliant with both national and local planning policy. With no other material considerations to indicate that the development should be resisted, and in accordance with paragraph 11 of the NPPF and Section 38(6) of the PCPA 2004, it is respectfully requested that the development is '…*approved without delay*'.

23. It is therefore requested that planning permission is granted accordingly.

Appendix A

The LPA's Pre-Application Comments of the 23rd November 2023

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

The Planning Hub
79 Gertrude Road
West Bridgford
Nottingham
NG2 5DA

23rd November 2023

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference:	PE-00275-23	**Case Officer:**	**David Gedney**
Location:	**Beech Lodge Care Home Frogs Abbey Gate Holbeach Spalding**		
Proposal:	**Two Storey Extension & the provision of additional car parking & amenity space**		

I write in reply to your pre-application enquiry and apologise for the delay in responding.

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

In this case, the South East Lincolnshire Local Plan (SELLP) 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The policies and provisions set out in the National Planning Policy Framework (updated 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

In this case, the site is outside a settlement boundary as defined in the South East Lincolnshire Local Plan. It is therefore defined as countryside.

Policy 1 of the SELLP states that in the countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

In accordance with the above, therefore, the local planning authority needs to be satisfied that the proposed care home extension is necessary and/or it would bring significant benefits that outweigh the fact that the site is divorced from a settlement, which is obviously an issue in this case. This is ultimately a matter for the LPA to determine. In this respect, it is noted that the proposal would help to improve the

level of elderly care provision within the wider area and extend the functional use of the site. Also, that it would contribute to the local economy and support the local community by providing better care facilities to serve the local population and the provision of more local jobs to operate the care home. This may be sufficient justification, but it is suggested that you expand on these matters and provide further evidence of need, etc as part of any future submission.

Assuming the proposal is acceptable in principle, the scale, design and appearance of the extension would obviously need to be sympathetic with the existing building. The additional parking provision would appear to be sufficient for a proposal of this nature, subject to confirmation from the County Highways Authority.

In terms of flood risk, the site lies within Flood Zone 3 defined by the Environment Agency Flood Maps. The latter have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth Maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test. The latter classifies the site as no hazard in flood risk terms.

Annex 3 of the National Planning Policy Framework, 2023 classifies residential development as "More Vulnerable". Table 2 of NPPG states that an exception test is therefore required. In this respect, it is recommended that finished floor levels be set at 300mm minimum with 300mm flood resilient construction.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

CONFIDENTIALITY

We will normally treat all pre-application enquiries confidentially until a planning application is submitted. However, the Freedom of Information Act 2000 includes a presumption in favour of disclosure of information, including pre-application discussions, unless such disclosure would cause adverse impacts. This may mean we have to reveal the details of your enquiry, and the advice given, if a request is received under the Freedom of Information Act. If you have a reason for requesting that your enquiry should remain confidential, for example on the grounds of commercial confidentiality, please let us know prior to your pre-application enquiry being submitted.

Yours faithfully



David Gedney, Senior Planning Officer

Appendix B

Care Home Occupancy Levels from April 2021 to June 2024

Month & Year	Number of beds	Occupied beds	Private Occupied	LA Occupied	Occupancy %
Jun-24	36	36	9	27	100%
May-24	36	35	10	26	98%
Apr-24	36	36	10	26	100%
Mar-24	36	36	9	27	100%
Feb-24	36	36	8	28	99%
Jan-24	36	36	9	27	99%
Dec-23	36	35	9	26	98%
Nov-23	36	36	9	27	100%
Oct-23	36	36	10	26	99%
Sep-23	36	36	10	25	99%
Aug-23	36	36	10	25	99%
Jul-23	36	36	10	26	99%
Jun-23	36	35	9	26	98%
May-23	36	34	10	25	95%
Apr-23	36	35	10	25	96%
Mar-23	36	35	10	25	97%
Feb-23	36	35	10	25	97%
Jan-23	36	35	11	24	97%
Dec-22	36	35	11	24	97%
Nov-22	36	35	12	23	97%
Oct-22	36	35	11	24	97%
Sep-22	36	36	12	23	99%
Aug-22	36	36	12	24	100%
Jul-22	36	36	13	23	99%
Jun-22	36	36	13	23	100%
May-22	36	35	12	22	96%
Apr-22	36	35	13	22	98%
Mar-22	36	36	12	23	99%
Feb-22	36	36	11	25	99%
Jan-22	36	34	11	23	94%
Dec-21	36	35	11	24	97%
Nov-21	36	34	11	23	94%
Oct-21	36	35	12	23	97%
Sep-21	36	36	12	24	99%
Aug-21	36	34	10	24	95%
Jul-21	36	34	10	24	94%
Jun-21	36	32	9	24	90%
May-21	36	32	10	22	90%
Apr-21	36	33	9	24	92%