# PLANNING STATEMENT

FOR THE PROPOSED CHANGE OF USE OF A CHILDRENS CARE HOME
(USE CLASS C2 RESIDENTIAL INSTITUTIONS) TO A LEARNING AND
NON – RESIDENTIAL INSTITUTION (USE CLASS F1(A) PROVISION OF EDUCATION).

AT THE THREE CHESTNUTS, FEN ROAD,
SPALDING, HOLBEACH, PE2 8QD

RVA
RIBBLE VALLEY ARCHITECTURE

Ribble Valley Architecture Ltd

## 1.0 INTRODUCTION

**1.1** This Planning statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our client Hexagon Care Services Ltd, it has been prepared as part of a planning application for the change of use of a children's home (Class C2) to an independent school (Class F1) to be operated by Hexagon Care Services Ltd, to provide education to young people.

**1.2** This statement provides a description of the site and the proposed works, its compliance with the development plan and an assessment of other material considerations.

It is to be read in conjunction with the following planning drawings and documentation:

- 2312 - 01 Existing Floor Plans
- 2312 - 02 Existing Site Plan and Elevations
- 2312 – 03A Proposed Floor Plans
- 2312 – 04 Proposed Site Plan and Elevations

## 2.0 APPLICATION SITE

**2.1** The application site is located along Fen road, Spalding and consists of a two storey property (The Three Chestnuts), a detached garage and large area of associated curtilage. B1168 Fen road is located adjacent to the eastern boundary of the site and the southern boundary of the site is bounded by Further old gate, a watercourse is located along the western perimeter of the site. Holbeach is located approximately 2km North of the application site.

**2.2** The site is accessed via the B1168 Fen Road. The property benefits from a large area of hardstanding for vehicular parking with suitable turning area to enter and leave the site in forward facing gear. Grass / garden amenity areas are located to the perimeter of the property. Fencing, hedgerows and scattered trees form the boundary treatment to the application site.

**2.3** The property (The Three Chestnuts) has until recent times (2023) been operated by Hexagon Care services Ltd. as a children's care home for the residential care of six young people.

**2.4** The site is located within Flood Zone 3.

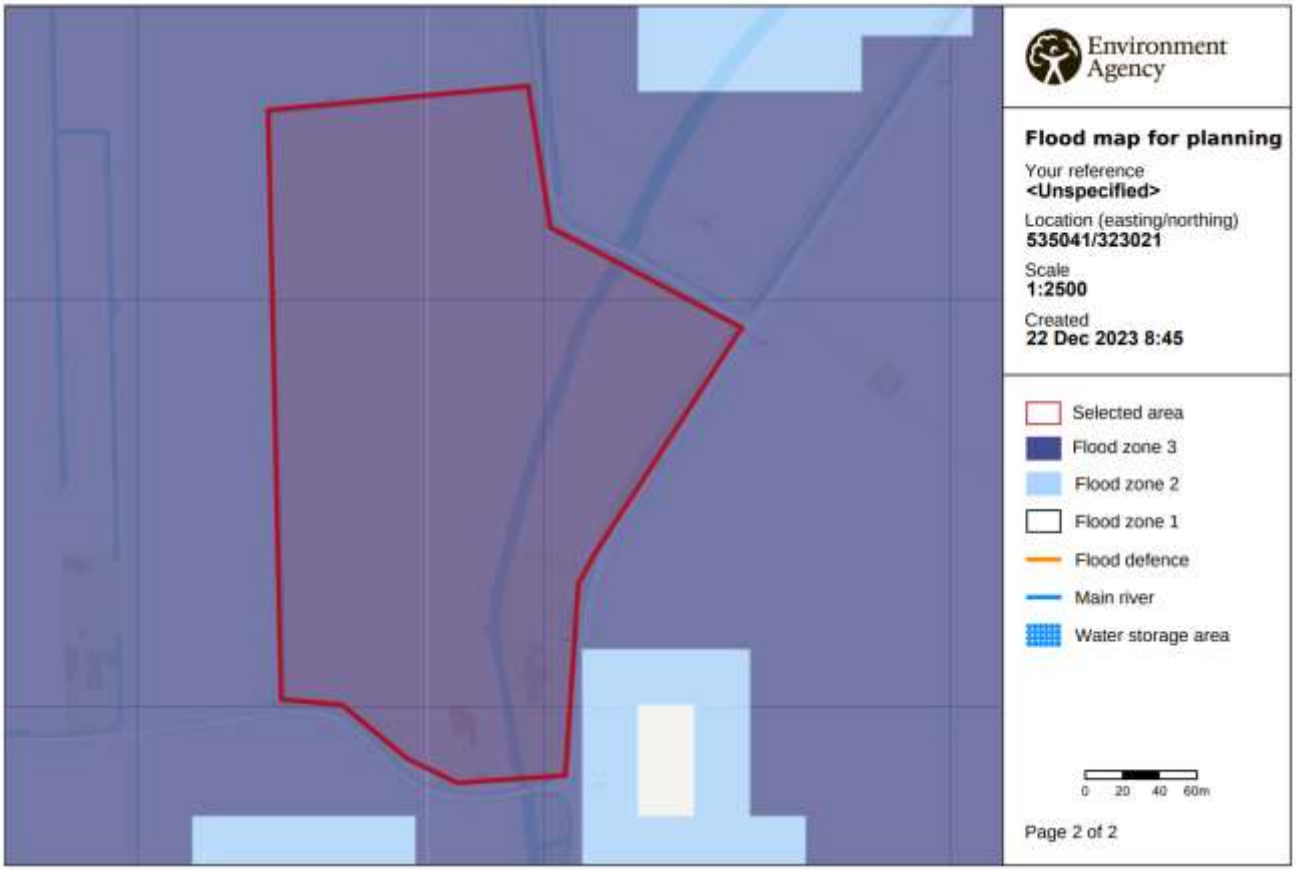



**FIGURE 1: FLOOD MAP**

## 3.0 APPLICATION PROPOSAL

**3.1** The proposal is to open / operate the property as a school for children with special educational needs. The school will teach pupils with a range of complex needs, who have struggled in previous education placements.

**3.2** A maximum of 24 pupils will be educated at the school (education facility). The pupils will be children who reside at children's homes located in close proximity or living at home with parents.

**3.3** 8 employees will be employed on site. The school will have a dedicated Headteacher, supported by qualified teachers and teaching assistants who have the skills and experience needed to meet the individual learning needs of each young person.

**3.4** The school (education facility) will operate during school hours and term times only.

**3.5** The school will be registered with the Department of Education and subject to Ofsted monitoring and assessment.

**3.6** A broad, balanced, relevant education will be provided in keeping with the National Curriculum. The education will be tailored to each pupils exact needs.

**3.7** Only minimal internal / external alterations are proposed to the existing building to facilitate the change of use of the property. Please refer to the existing and proposed floor plans and elevations illustrating the minimal alterations.

**3.8** The incorporation of a 1.8m high timber fence (boundary treatment) is proposed to the perimeter of the site as indicated on the proposed site plan.

## 4.0 TRANSPORT AND PARKING CONSIDERATIONS

**4.1** Anticipated school arrival and departure times (Monday – Friday) will be approximately 9am – 3.30pm. The children will be transported to and from school via a school transport vehicle, either a minibus or private taxi. The school will facilitate the education of up to 24 pupils, it can be anticipated that a maximum of 6 school transport vehicles (4 pupils per vehicle) will be utilised for school arrival and departures. The pupils will be dropped off and collected within the application site.

There will be eight employees (Teaching staff) on site. Employees will be encouraged to car share, cycle or use public transport if suitable transport links are available.

The minimal vehicular movement to and from the site for pupils and staff will not have any significant or negative impact to the local highway.

**4.2** The application site facilitates the provision of 9no. Vehicular parking spaces available for use by employees if required. In addition the external garage provides a suitable cycle storage facility for employees who cycle to work.

**4.3** No alterations are proposed to the existing site access off the B1168 Fen Road. The existing site access is considered a safe and appropriate access for vehicles and cyclists travelling to and from the site.

## 5.0 PLANNING HISTORY

**5.1** The council's online planning register indicates the following planning history of the site:

- H09-1042-17. Erection of two storey extension and use of premises as a care home under Use Class C2. Approved. 06.12.2017

- H09-1230-04. Use of premises as a Children's home for up to six persons living together as a single household (Use Class C3) Approved. 12.11.2004

- H09-1204-02. Erection of conservatory to side elevation. Approved. 03.01.2003

- H09-0563-02. Erect two storey extension and alteration to access. Approved. 24.07.2002

## 6.0 DEVELOPMENT PLAN POLICIES

**6.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the South East Lincolnshire Local Plan (Adopted March 2019) and the National Planning Policy Framework (NPPF) (2023).

**6.2** The following policies are of relevance to the proposal:
South East Lincolnshire Local Plan:
Policy 2: Development Management
Policy 4: Approach to Flood Risk
Policy 36: Vehicle and Cycle Parking

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

## 7.0 EVALUATION

**7.1** The proposal seeks the change of use of a children's home to an independent school with minimal alterations to the existing building (no increase in scale / massing), it is considered the application site represents an appropriate location for the proposed use. The proposals are in accordance with Policy 2: Development Management.

**7.2** The application site is located in flood zone 3. In accordance with Policy 4: Approach to Flood Risk, as the proposals involve the change of use of an existing building it is not necessary for a Sequential Test exercise to be undertaken.

**7.3** Policy 36: Vehicle and Cycle Parking states ***'All new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities".***

The relevant vehicle and parking requirements as set out in the minimum parking standards (defined as revoked use class D1 in the parking standards) as follows:

- 1no. car parking space per 2no. staff for car parking
- 1no. cycle space per 3no. staff for cycle parking

The application site provides 9no. car parking spaces (4no. required for 8no. staff) and ample cycle storage (minimum 2no. for 8no. staff) in the detached garage. The proposals are in accordance with Policy 36: Vehicle and Cycle Parking.

**7.4** The proposals will provide employment in a rural setting (teaching staff). The proposals should be supported in accordance with NPPF Paragraph 88 which states planning policies and decisions should enable ***"the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well designed new buildings".***

**7.5 TECHNICAL CONSIDERATIONS**

**Residential Amenity**

The proposed do not compromise the amenity of adjacent properties.

**Highways**

The proposals will not have any significant or negative impact to the local highway.

## 8.0 SUMMARY

**8.1** The application site is an appropriate location for the setting of the proposed use (school / provision of education). The application will facilitate the employment of eight employees from the local area. The proposal will not have a negative impact to the local highway. The proposal fully accords with the policies of the Local Plan and the National Planning Policy Framework.