DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1172-20**	**Applicant:**	**LNT Care Developments**
Proposal:	Erection of a 66 bed two storey care home for the elderly with access, car parking and associated works.		
Location:	Daisy Road Holbeach		
Terminal Date:	30th April 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
06	Developer Contributions
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
16	Holbeach West Sustainable Urban Extension
17	Providing a Mix of Housing
18	Affordable Housing
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards
APPENDIX 9	Developer Contributions for Health Care Facilities

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

Representations:

	Object	Support	No Obj.	Comments

PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	1	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	2
OTHER STATUTORY BODIES	0	0	1	3
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

FULL application for the erection of a 66 bed two storey care home for the elderly with associated access, car parking and landscaping.

A total of 22 No. car parking spaces are proposed as well as an ambulance/taxi drop-off area with 2 No. disabled/mobility spaces close to the main entrance.

The facility will be fully compliant with the National Care Standards Act 2000; providing single-room accommodation, with en-suite facilities and a more than suitable ratio of communal/recreational space per resident together with level/amenable access throughout.

The two-storey building would have the front elevation facing onto Daisy Road to the north and the courtyard feature to the east and west. The main entrance to the building faces onto Daisy Road with access to the parking area via a footpath along the building frontage. The proposed care home would be of brick and render construction with a smooth grey tile roof. The use of buff brick with render and grey weatherboard cladding is proposed to provide articulation to the building, with gable features to reflect surrounding design features.

The application sets out that the design of the building is proposed in this form due to the operational needs of the care home and to meet the requirements of the Care Standards Act. This shape of building enables the home to function efficiently internally providing segregation between care categories, secure environment for residents, separation between back of house functions and

residents with a variety of communal spaces for residents to enjoy.

The overall height of the proposed building would be approximately 5.2m to eaves and 9.5m to ridge.

In terms of employment generation, between 40-50 full-time equivalent jobs would be created. These jobs would range from the Home Manager; a series of Care Workers; through to Catering and Domestic Assistants.

The application is supported by a Design and Access statement, Planning Statement, Sustainability & Energy Statement, Drainage Strategy, Flood Risk Assessment, Geoenvironmental Appraisal , Transport Statement and Travel Plan.

The applicant has submitted a Unilateral Undertaking under S106, to deliver the NHS contribution.

Site Description

The application site forms part of a wider approved scheme for residential development. The wider development site is in an area identified in the South East Lincolnshire Local Plan as Hob002. The outline application ref. H09-0521-14 for residential development of up to 900 dwellings, with accesses from Hall Gate and Fen Road, including public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings was approved in December 2016.

The application site is contained within Phase 2 of the phasing plan.

The northern and eastern edge of the application site formed part of the first phase of development, this had approval under the reserved matters application ref. H09-0331-17. The application site included 6 no. semi detached properties within this plot in the outline application, therefore the care home would be replacing 12 units with 66 care beds.

The site is located on the southern edge of Holbeach approximately 0.5 miles from the town centre and is located centrally with Hall Gate to the north and Fen Road to the east.

The access into the application site will be formed onto Daisy Road from the north west corner of the site. Daisy Road leads through the development from Hall Gate to the north through to Fen Road to the east. The first section of the road is in place past the application site, this has been approved through the outline application.

History

H09-0521-14. OUTLINE. Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings). APPROVED. 07-12-16.

H09-0331-17. RESERVED MATTERS. Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A)), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14). APPROVED 09-11-17. Under completion.

H09-1131-18. NON MAT AMENDMENT. Access, appearance, landscaping, layout and scale for highways infrastructure, new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site - approved under H09-0331-17. Amendments to site layout, plots and house types. APPROVED 05-12-18.

H09-0105-20. NON MAT AMENDMENT. Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A)), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14) - approved under H09-0331-17 - Amendment to include sub-stations to

layout. APPROVED 04-03-20.

Consultation Responses

Holbeach Parish Council

Support. As long as the recommendations are adhered to, support this application.

SHDC Ward Member - Cllr F Biggadike

Support.

Governments now recognise there is a need to improve the care for the elderly population and this application will help to achieve this aim.
The report by the S.H.I.D.B. Planning officer on the disposal of the hard standing and roof water is something to be seriously considered when it is intended to be by way of the foul water system, I am aware of the fact that the S.U.D.S legislation allows for this to happen subject to approval by the appropriate Body which I believe in this case to be Anglian Water.
It is a known fact that sewage and foul water are to be stored on site and released at off peak times to help the sewage system in Holbeach to cope with the quantity that will come from the rest of the site.
The volume of surface water to be stored from rainfall will always be an unknown quantity and will inevitably via the sewage woks find its way into the Holbeach river which drains the south of the Town via the river Welland and at a cost to the S.H.I.D.B.
In considering this application site adjacent to there is land adjacent that is set aside for a new school which will also generate a large volume of surface water .
In the interest of making the best use of the natural resources could someway be found to conserve the rain water run off from both of these projects and reuse the water to either service a swimming pool at the school or flush toilets.

SHDC Housing Strategy

The application proposes a class C2 care home, therefore affordable housing contributions should not be sought.

The applicant states that this application is within the 2nd phase of Holbeach Meadows which has a REM planning consent- H09-0331-17; replacing 12 of those with this 66 bed care home. That planning consent for 330 homes, albeit through a different developer was subject to a viability assessment prior to the permission granted which determined through an independent assessor that due to the level of infrastructure required no affordable homes could viably be provided, and therefore none were secured. As this application alters the mix of housing provided the Council could consider revisiting the viability with that developer to determine whether any further contributions can be sought.

SHDC Environmental Protection

No objection

LCC Highways & SUDS Support

Requests that any permission given by the Local Planning Authority includes informatives.

LCC Historic Environment Officer

Comments - This site has been subject to a previous programme of archaeological evaluation associated with the wider Holbeach Meadows development. The results of which indicate that there would be no known archaeological impacts in the area of this present development proposal.

South Holland Internal Drainage Board

"The site is within the Internal Drainage District (IDD) of the South Holland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply.

In order to avoid conflict between the planning process and the Board's regulatory regime and

consenting process please be aware of the following:

I note that the applicant intends to discharge surface water to a sewer. I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location.

I am not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary. However, this should be confirmed by the applicant. If the proposals do involve the alteration of a watercourse, consent would be required under the Land Drainage Act 1991 (and Byelaw 4).

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application."

Anglian Water

Section 1 - Assets Affected
There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Section 2 - Wastewater Treatment
The foul drainage from this development is in the catchment of Holbeach Water Recycling Centre that will have available capacity for these flows.

Section 3 - Used Water Network
This response has been based on the following submitted documents: Drainage strategy and FRA
The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 - Surface Water Disposal
The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Environment Agency

No objection subject to works within the FRA to be covered by condition.

NHS England

Have requested a contribution that has been justified by a detailed submission.

Police Crime Prevention Design Advisor

No formal objections to this planning application.

Third parties

One representation regarding provision for swifts.

Planning Considerations

The main issues in this case are:

Principle of Development and Sustainability
Layout and Design
Highway safety and parking
Impact of neighbouring Residents/land users
Flooding considerations, Foul and Surface Water Drainage
Heritage Considerations and Archaeology
Developer Contributions
Wildlife

Principle of Development and Sustainability

The application site is located within a wider site allocated for residential development. The use of this part of the site for a care home was not envisaged by the outline consent set out above, however provision for the elderly would support the wider planning policy aims of the District. It is thus considered that this development is acceptable in principle. The proposal accords with Policies 1 and 10 of the SELLP.

Layout and Design

The design and layout of the proposal is informed by the operational needs of the building. The two-storey building would have a frontage elevation facing onto Daisy Road to the north and a courtyard feature to the east and west. The main entrance to the building would face onto Daisy Road, providing a clear focus, and access to the parking area would be via a footpath along the building frontage.

The proposed care home would be of brick and render construction with a smooth grey tile roof. The use of buff brick with render and grey weatherboard cladding is proposed to provide articulation to the building, with gable features to reflect surrounding design features. It is considered that the built form would complement the wider development of this site. The form would clearly be a residential home, however this proposal would integrate well within the wider residential development.

The proposal accords with Policies 2 and 3 of the SELLP.

Highway safety and parking

The parking standards set out in the SELLP sets out a parking standard for care homes to provide 1 parking space per 3 residents and 1 parking space per 3 employees.

Taking in to account shift patterns for employees of the development, the parking provision of 22 car parking spaces as well as an ambulance/taxi drop-off area with 2 No. disabled/mobility spaces close to the main entrance, is considered to be adequate.

The proposal accords with Policies 2, 3 and 36 of the SELLP.

Impact of neighbouring Residents/land users

The application site is not bounded by established residential development at present, as the site is greenfield land within a wider development site and would not have an impact on existing dwellings. The proposal accords with Policies 2 and 3 of the SELLP.

Flooding, Foul and Surface Water Drainage

The application is supported by a Drainage Strategy and a Flood Risk Assessment. The relevant consultees have been contacted and responses received.

The site should be classified as lying within Flood Zone 3a, High Probability, having an annual probability of tidal flooding greater than 1:200, ignoring the presence of the existing defences.

The EA have previously provided further information in the form of flood hazard mapping for the breach scenario. This mapping shows the site to fall largely within the Low Hazard flood risk in the 1:200 year 2115 (climate change) event.

The flood level for the site in the 1 in 200 year 2115 (climate change) event has been established as 3.180mAOD in the breach scenario.

As such the proposed minimum finished floor level for the site should be set at 3.630mAOD, i.e. lifting FFLs approximately 750mm over existing site levels in some parts of the site.

This is to be controlled via condition.

A survey was carried out to assess the topography of the site and is included in Appendix B of the Drainage Strategy. The site slopes from the northwest of the site at an approximate level of 3.73mAoD to the southeast of the site at an approximate level of 2.88mAoD. The site is located within the South Holland Internal Drainage Board (SHIDB) Catchment F. Local catchment is therefore dominated by artificial drains.

The drainage proposals for the wider site are understood to provide sufficient storage capacity for the care home. As such, separate attenuation is not required.

SUDS surface water treatment is proposed through the inclusion of permeable asphalt in the parking bays towards the west of the proposed car park. The road and additional parking bays to the east are proposed to fall towards the permeable asphalt such that the entire car park surface water is treated.

A foul sewer connection will need to be sought for the proposed development. The wider site drainage proposals indicate a 150mm foul water sewer runs west to east towards the north of the site and then south towards the east of the site. This 150mm foul sewer is considered as an appropriate outfall for the site.

The details have been considered and conditions and informatives are suggested to cover off matters raised by the consultees listed above. The scheme accords with Policies 2, 3 and 4 of the SELLP.

Heritage considerations and Archaeology

This site has been subject to a previous programme of archaeological evaluation associated with the wider Holbeach Meadows development. The results of which indicate that there would be no known archaeological impacts in the area of this present development proposal.

Developer Contributions

A unilateral undertaking has been submitted to ensure payment of the NHS contribution. The application accords with Policies 1, 5, 6 and Appendix 9 of the SELLP.

Despite the views of the SHDC Strategic Housing Officer set out above, it is not considered that this freestanding planning application is the mechanism to consider the viability of the wider development site.

Wildlife

The application submission recognises that a net loss in Habitat Units is anticipated based on the proposed site plan and development proposals. As a result, a Biodiversity Management Plan is recommended.

A net gain could be achieved in part by the provision of facilities for swifts. This is included as a condition. If implemented the proposal would accord with Policy 28 of the SELLP.

Planning Balance

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.

The proposed development would not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate parking. Taking into consideration these factors, the proposal is considered to comply with Policies 1, 2, 3, 4, 5, 6, 10, 11, 16, 17,28, 29, 30, 31, 32 and 36 and Appendices 6 and 9 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPFF), 2019.

The are no significant factors in this case that indicate against the proposal and outweigh factors in favour of the proposal and the policies and considerations referred to above.

Conclusion

Approve.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.