PLANNING STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE, DAISY ROAD, HOLBEACH MEADOWS, PE12 7HZ

LNT Care Developments
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1.0 INTRODUCTION

1.1 This statement is submitted in support of a planning application for a 66no. bedroom two-storey care home on behalf of LNT Care Developments, a company with considerable experience in the operation of care homes for older people and with an excellent reputation in respect of the quality of care it provides.

1.2 LNT Care Developments operates a series of care homes specifically for the care of older people in a number of locations including Yorkshire, the Midlands and the south of England. LNT Construction has considerable experience in the development of care homes, having constructed numerous care homes for their sister company Ideal Care Homes and other operators across the UK.

1.3 The site presents an excellent opportunity for the development for a new care home, being well located within the built-up area; adjacent to recently constructed residential development, with good accessibility to public transport and local amenities.

1.4 This site represents an opportunity to develop a site in a sustainable location and as such the proposed development is fully in accordance with both local and national planning policy and guidance and the National Planning Policy Framework (NPPF).

2.0 THE SITE AND SURROUNDINGS

2.1 The application site forms part of a wider approved scheme for residential development. 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 first phase of the housing is due for completion in the coming months.

2.2 Located on the southern edge of Holbeach approximately 0.5 miles from the town centre (see Figure 1) the site is located centrally with Hall Gate to the north and Fen Road to the east, both these roads lead into the centre of Holbeach and provide access into the development.

2.3 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.

2.4 Covering an area of approximately 1.3 acres in size, the site is located in the Holbeach Town ward.



Figure 1 – Aerial view of the site.

2.5 Situated on the edge of the built-up area of Holbeach the site is close the A17 with close links to Spalding, Kings Lynn and Boston. Existing bus services run along B1168 Fen Road and the A151 Spalding Road

2.6 The site characteristics and that of its surroundings are detailed in the Design and Access Statement.

PLANNING HISTORY

2.7 **H09-521-14** - 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 – 17/12/16

H09-0331-17 - 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

HO9-1131-18 - 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 totaling 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 – 5/12/18

H09-0782-18 - Details of Conditions 7, 9, 10, 13, 14, 15, 16, 19, 20, 22, 26, 27, 28, 29, 30, 31 and 36 of H09-0521-14 and Conditions 2 and 3 of H09-0331-17 submitted

Approved - 10/12/18

H09-0105-20 - 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 totaling 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.
Non material amendment

Approved – 4/3/20

3.0 THE PROPOSED DEVELOPMENT

3.1 It is proposed to develop the site to provide a new purpose-built, two storey, sixty-six bed residential care facility for older people with associated access, car parking and landscaping.

3.2 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; all as described in the Design and Access Statement submitted with this application.

3.3 The introduction of the Health and Social Care Act 2008 reflected the general progressive nature of the improving standards that have been implemented in the provision of Social Care. It also led to the establishment of the Care Quality Commission (CQC) the current Regulatory Authority in respect of Social Care provision.

3.4 The proposed care home would be of brick and render construction with a smooth grey tile roof, as described in further detail in the associated Design and Access Statement. In total the development will provide 3370m² over two floors and would provide an attractive and appropriate community building on this site.

ECONOMIC BENEFITS

3.5 The proposed development will bring with it important economic benefits to the local economy in terms of employment opportunities and investment in construction.

3.6 A study undertaken on behalf of the UK Contractors Group found that a £1 investment in construction results in £2.84 in terms of benefits to the wider economy, as outlined in Fig.1 below.

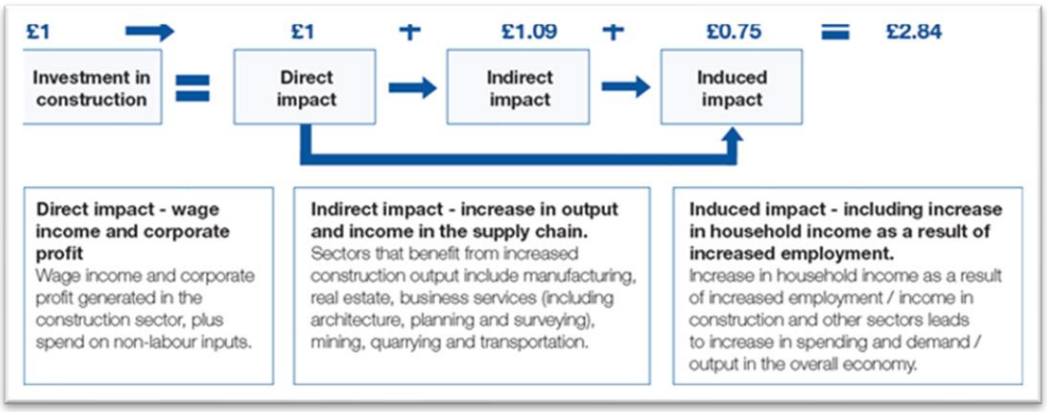


Fig 2: Image from UK Contractors Group study

3.7 The construction cost alone of the proposed development is substantial; bearing in mind the above table, this development should result in a considerable contribution to the local economy.

3.8 Planning Inspectors have highlighted in appeal decisions the significant weight to be attributed to the need to support economic growth through the planning system and the contribution that new development can make to economic growth.

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

4.0 PLANNING POLICY AND SCHEME APPRAISAL

4.1 The following paragraphs are intended to deal briefly with the national and local policy contexts and thereafter provide an appraisal to indicate the proposed developments acceptability. It is also intended to address all relevant policy areas that have been taken into account as material considerations in the formulation of this application.

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

4.2 Para.6 of the NPPF states *"The purpose of the planning system is to contribute to sustainable development. The policies in paragraphs 18 – 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practise for the planning system."*

In respect of this planning application, it is considered appropriate to assess the proposal against a number of themes contained within the NPPF.

Decision Taking / Determining Applications

4.3 Para 14 of the NPPF states that Local Authorities should apply a ***"presumption in favour of sustainable development"*** and that for decision-taking this means:

● *"approving development proposals that accord with the development plan without delay; and*

● *where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*

…any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or - specific policies in this Framework indicate development should be restricted."

As the proposal is deemed to be in accordance with the NPPF, any adverse impacts of approving the proposal would not significantly or demonstrably

outweigh the benefits and as such, permission should be granted in accordance with paragraph 14 of the NPPF.

Sustainable Development

4.4 In making decisions on development proposals national planning policy requires Planning Authorities to consider the sustainability of individual schemes. The appraisal of the sustainability of a development is particularly important in light of the "presumption in favour of sustainable development" referred to above.

4.5 The most often used definition of sustainable development is that of development which: "meets the needs of the present, without compromising the ability of future generations to meet their own needs." (Bruntland Commission, 1987).

4.6 It is generally accepted that truly sustainable development must strike a balance between environmental, social and economic sustainability. The three pillars of sustainable development are referred to in the Government's National Planning Policy Framework.

4.7 Previously, undue weight may have been given to considerations of environmental sustainability, particularly for sites in rural areas, especially with regard to accessibility by public transport. Para.29 of the NPPF acknowledges that "different policies and measures will be required in different communities and that opportunities to maximise sustainable transport solutions will vary from urban to rural areas."

4.8 The NPPF confirmed that the planning system has a key role to play in securing sustainable economic growth that is able to proceed as easily as possible and the economic, social and environmental gains can be positively secured through the planning system. The current application is fully consistent with this national planning policy.

Design

4.9 The NPPF specifically supports the direction of development towards sustainable locations and the introduction of a mix of uses to create vitality and diversity. Preservation of the character and quality of townscape is stressed and high quality design required ensuring that places are attractive, useable, durable and adaptable. The application proposal is also fully consistent with these objectives.

Economic Growth

4.10 The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. The NPPF is placing significant weight on the need to support economic growth through the planning system. The application proposal is consistent with this objective.

Ministerial Statement – Planning for Growth (March 23rd 2011)

4.11 The statement sets out the steps the Government expects local planning authorities to take to ensure that sustainable development needed to support economic

growth was able to proceed as easily as possible. The statement set out the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up-to-date plans and that where plans are out of date, a strong presumption in favour of sustainable development that accords with national planning policies should be applied.

The statement remains a material planning consideration, having not been cancelled with the introduction of the NPPF and remains an important guide to the Government's 'direction of travel' in planning policy terms and its support for development and economic growth.

Building a strong, competitive economy

4.12 "*19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.*"

As indicated in section 3, Planning Inspectors have qualified the benefits that development can make to economic growth. The specific benefits of the proposed scheme are outlined in the preceding sections and significant weight should be placed on the economic benefits of this proposed development in the decision making process. This application would generate additional employment and economic growth in the area, whilst providing a social care service.

Housing

4.13 The NPPF aims to deliver quality and choice of homes, while seeking to create sustainable, inclusive and mixed communities. To achieve this, a mix of housing types, tenures and prices is needed and a mix of different household types such as families with children, single person households and **older people**. It emphasises the importance of good design in making places better for people to live in. The current proposed development aims to address the present and future needs of an ageing population and contribute to the provision of a range, quality and choice of accommodation within the local community. The current proposal will make a positive contribution to the area in accordance with these requirements.

Transportation

4.14 The NPPF states that planning applications that secure sustainable economic growth should be treated favourably and proposals should be accessible by a choice of means of transport/modes of travel. The current proposal aims to maximise the use of sustainable modes of transport which are accessible due to the sites location and to minimise the need to travel, by encouraging users of the care home both in terms of residents and staff to come from the local area.

LOCAL PLANNING POLICY

4.15 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.16 The South East Lincolnshire Local Plan 2011 – 2036 was adopted in March 2019 and sets out the Council's vision and strategy for the Borough until 2036. The plan forms the basis for decision making process in relation to all planning applications.

South East Lincolnshire Local Plan 2011 – 2036

Policy 1: Spatial Strategy

4.17 This policy sets out the spatial strategy for new development in the District and directs new development in a hierarchical order to Sub-Regional Centres, Main Service Centres and Minor Service Centres. The application site falls within the Main Service Centre of Holbeach where development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other communities.

The proposed scheme adheres to this policy being located within the allocated Main Service Centre providing a local community need and employment provision to support the existing town centre and the growing number of residents.

Policy 2: Development Management

4.18 This policy requires development to meet the sustainable development principles in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

It is considered that the proposed scheme meets the requirement of this policy and will be covered in detail in the following report.

Policy 3: Design of New Development

4.19 This policy requires all new development to create distinctive places through the use of high quality and inclusive design and layout. Design that is considered to be inappropriate to the local area or fails to improve the character and quality of an area will not be acceptable. The policy provides a list of issues to be considered

when development schemes are being prepared covering place, accessibility/tranport, amenity and flooding. The proposed development has followed these principles and address the issues raised, as such it is considered that the proposed development meets the requirements of this policy.

Policy 4: Approach to Flood Risk

4.20 This policy states that development within an area of risk of flooding will be permitted where is can be demonstrated that there are no other sites available at a lower risk of flooding, it can be demonstrated that the development will provide wider sustainability benefits to the community that outweigh flood risk and the application is supported with a site specific flood risk assessment. The application is supported by a Flood Risk Assessment that covers the requirements of this policy.

Policy 17: Providing a Mix of Housing

4.21 This policy seeks to meet the long terms needs of the plan area to provide mixed, inclusive and sustainable communities. The policy identifies that the growing ageing population make up over 10% of housing needs over the plan period which will require the provision of homes capable of adaption and through the provision of specialist care homes. The policy identifies there is a decreasing ability to access everyday facilities independently and an increasing need for healthcare, specialist care home provision should be located in the most sustainable settlements, e.g. Sub-Regional Centres and Main Service Centres. The proposed care home meets the requirements of this policy.

Policy 30: Pollution

4.22 This policy states Development proposals will not be permitted where, taking account of any proposed mitigation measures, they would lead to unacceptable adverse impacts upon the surrounding environment and its inhabitants. The policy requires planning applications to include an assessment of the impact on air quality and the impact on the proposed development from poor air quality from identified sources. The proposed scheme will have a minimal impact upon the existing environment and as such adheres to the requirements of this policy.

Policy 31: Climate Change and Renewable and Low Carbon Energy

4.23 This policy requires all development to demonstrate that the consequences of current climate change have been addressed, minimized and mitigated. The proposed scheme has been designed with these principles in mind, further detail is provided in the Sustainability and Energy Statement document submitted with the application.

Policy 36: Vehicle and Cycle Parking

4.24 This policy requires all new development to provide vehicle and cycle parking in accordance with the minimum Parking Standards adopted by the Local Planning Authority. The policy contains guidance on the design and form of parking provision for both residential and non-residential developments. The proposed scheme is in accordance with the requirements of this policy and a Transport Statement and Travel Plan is submitted with the application to demonstrate compliance.

SCHEME APPRAISAL

4.25 A general assessment of the scheme against relevant national and local policies set out above would indicate the scheme is in general compliance.

Principle of Development

4.26 The site is part of a wider development scheme with approval for residential development of up to 900 dwellings. 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. It is situated in a sustainable location with good access to local amenities within Holbeach and surrounding areas.

4.27 The development, which is commercial by definition, is residential in nature. It is entirely compatible with the existing and emerging surrounding developments.

4.28 The site is seen as an excellent opportunity to provide a new purpose-built care facility fully compliant with the requirements of the Care Standards Act. It would not only serve an identified local need but would be highly accessible to the community, providing both service and employment.

Design

4.29 As set out in the accompanying Design and Access Statement, it is considered that the proposal would positively contribute to the built environment in this location by developing the site and having regard to the principles of good urban design and the Design Brief approved for the site. It will enhance the character of the site, providing a central focal point within the development and also optimises the opportunities the site offers for residents in terms of aspect, views and amenity provision.

4.30 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. Surveillance over most sections of the car park can be seen from various points within the building. Entrance into the building can only gained via a secure intercom system to ensure all visitors to the home are seen. The transition between public and private space will be obvious and accessible, defined by signage and suitable boundary treatment.

4.31 This 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.

4.32 The proposed care home would reflect some of the design features apparent within the surrounding area. 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.

4.33 The planning benefits of the scheme are considered to carry significant weight. In particular, the scheme will provide a new landmark building that will positively contribute to the character and appearance of the area. It will function as an addition to the school and community facilities planned within the wider development, providing employment and a community function.

4.34 The scheme design is of a scale and intensity which would sit comfortably within the site and its surroundings without any resultant harm to the character or amenity of the area, whilst still presenting itself as an important community building. The proposal is a single building with an abundance of amenity space contained within its boundaries. There is adequate distance to adjoining boundaries to prevent any undue or unacceptable overlooking or overshadowing of future developments. The proposed building provides the opportunity for a high quality design that adds to local character, in accordance with both local and national planning policy.

Landscaping

4.34 There are no existing trees within the site boundary. The landscape buffer between the site and Daisy Road to create the Boulevard appearance is maintain along both frontages with Daisy Road.

4.36 There will be significant amounts of landscaped amenity space around the care home and the building would overlook these spaces and have access to it from the ground floor lounges and main and secondary entrance. In quantitative terms, 2325m² of external amenity space would be provided which equates to a ratio of some 35.2m² per resident. It is considered that the application proposals accord with both local and national policy.

4.37 An extensive landscaping scheme will be provided to enhance the setting of the building, provide adequate screening and visual interest to the site.

Transport Considerations

4.38 The site is accessible by walking, cycling and public transport as set out in the accompanying Transport Statement and Travel Plan.

4.39 Given the nature of the development and location of the site, the level of car parking demand and anticipated traffic generation are unlikely to be significant. Based on the experience of the applicants in their operation of other similar types and sizes of facility, it is considered that no parking or adverse highway or pedestrian safety issues would arise.

4.40 The proposed access arrangements and availability of alternative modes of travel to the site and submitted Travel Plan, should significantly demonstrate that the potential level of vehicular activity and impact on the local highway network is acceptable.

4.41 The proposed layout and design is intended to create a safe and secure environment for its residents. The building configuration ensures a degree of natural

surveillance and defensible space over the car park and access road. The main points of access to the site and building are both able to be monitored from the main office foyer of the home to enable continuous surveillance. A suitable lighting scheme comprising low level bollard lighting to the footpath routes and car parking area will be deployed.

4.42 The application proposal will not unduly impact on the surrounding highway network and hence the proposal accords with both local and national planning and highway policies.

Sustainability Considerations

4.43 The building would have 'active' elevations and frontages being occupied at all times of the day. There would be a clear distinction between public and private space through the use of an appropriate boundary treatment.

4.44 In terms of building design, steps have been taken to reduce energy demand having regard to the operational requirements of the home. Externally the building has been designed with glazed areas to maximise access to natural light and to minimise energy requirements for lighting and heating in communal areas, in particular in the main day lounge/dining areas and the quiet lounges. All glazing would be specified to minimise heat loss and excessive solar gain. Other glazing in the corridors and stairwells will provide natural light into circulation areas, reducing the level of artificial lighting required.

4.45 Low energy luminaires and occupancy sensors would be used throughout the home in the communal areas, corridors, bathrooms, toilets and en-suites to minimise energy used. There would also be a control centre which will enable areas within the building to be isolated at night to further minimise energy use.

4.46 High levels of insulation will be provided to reduce the consumption of energy required for heating. The Building Regulations submission provides the Simplified Building Energy Model (SBEM) calculations relating to the energy efficiency of the building including the heating, lighting and orientation of the building. This requires a 10% increase in efficiency of the target provided for the building.

4.47 A ground source heat pump system is proposed to provide heating to the building which would generate in excess of 15% of the facilities energy requirements from renewable sources, with a commensurate reduction in carbon emissions.

5.0 CONCLUSIONS

5.1 The proposed development for a care home on this site is in accordance with government policy in the NPPF. The site clearly lies within a sustainable location in close proximity to facilities, local population and existing public transport services and is consistent with the objectives of the NPPF.

5.2 The development of the site will contribute to maintaining a socially inclusive community, whilst also providing significant numbers of jobs/employment. It is considered that the proposal would significantly improve the built and natural environment in this location by providing a community building that makes best use of the site having regard for the principles of good urban design. The current development plan for the area has been considered along with relevant Supplementary Planning Documents and Supplementary Planning Guidance. The proposal accords with local planning polices contained within South East Lincolnshire Local Plan, as discussed previously in detail.

5.3 The proposed care home would provide a character and form of development that should positively enhance the character of the site and surrounding area, whilst also offering an important local community service. The design approach utilised is considered acceptable within the context of this particular site.

5.4 The development would also have a positive impact within the area by improving employment opportunities, both during construction and in the longer-term operation of the care home. In regeneration terms, it would result in a positive use that would fulfill a social care need and provide a sympathetic development in terms of design and that will be important from social, economic and physical regeneration perspectives.

5.5 In summary, the planning benefits that would be generated from the proposed development would be significant and far outweigh any adverse effects that might be attributable to it. On balance, the proposal should be considered to represent a wholly acceptable and positive proposal for which planning permission should be granted.