

Change of use to Children's Care Home (C2 use) of No 29 Pipwell Gate, Moulton Seas End.

Planning Design and Access Statement on
behalf of Florinee Homes.

3D Planning - Town Planning Consultancy

**Planning Design and Access Statement in support of an application for
Change of use of existing residential property to a care home (use class C2).**

Introduction

Paragraph: 034 Reference ID: 26-034-20140306

This Planning Statement incorporates statements in accordance with local and national planning guidance and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

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Proposal

Change of use of existing residential property to a care home (use class C2).

The applicant for this planning application is Florinee Homes- which is a specialist provider of care home for young people in placement.

Background

Florinee Homes was established in January 2017 but our first home wasn't opened until November 2017. This was Jefferson House, which was originally semi-independent supported accommodation but in November 2021, became an Ofsted registered children's home. Our second home, Madison House, was opened in August 2019 as a registered children's home. Both homes are in the centre of Peterborough. For 2023, we will be looking to open another house in a more rural location so that we can increase the services we currently offer.



In addition to planning permission any children's care home is subject to stringent assessment and registration through Ofsted.

Nature of use

Florinee Home is a registered provider of care facilities for vulnerable young people in placement. The company is based on Peterborough but provides services over a larger area to address both national and local needs.

Children in placement

The proposal is to use the property as a care home for 4 vulnerable young people- assisted and supervised by a team of professional careers and support staff.

The children living on site will be deemed as 'vulnerable' and will have complex needs or combination of needs that require specialist care supervision and accommodation. The needs of the children include- but not restricted to.

- Emotional difficulties
- Learning difficulties
- Addictions
- ADHD
- Autism
- Child Sexual abuse

Referral Criteria

We consider placement requests for young people aged between 10 and 17 years with autism, learning difficulties or challenging/unexplained emotional, behavioural and developmental problems.

We are unable to provide placements for young people who require continuous psychiatric supervision, or who have a physical or profound learning disability.



Staffing and operation

The care will be provided on a shift basis with at least 2 qualified staff on site at any given time.

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Admin – Mon- Fri. 2 staff
0900-1700

Carers 2 shifts - everyday
0800- 2300 1 senior and 2 staff and.
2300-0800 2 overnight staff.

Therefore, the max no of staff on site will be morning at 0800 which will be 5- the night staff will have left the site before the day staff arrive and the reverse change of shift at 2300.

There is an established national and local need for this form of care as set out below.

Out of the nearly 12 million children living in England, just over 400,000 (3%) are in the social care system at any one time. Just over 82,000 of these children are children in care.

As of 31 March 2023, across England, 152 LAs were responsible for ensuring and overseeing the effective delivery of social care services for children. We inspect these LAs to see how their children's services are performing.

Source – Ofsted – Main findings: children's social care in England 2023

There were 680 young people in care in Lincolnshire by end of December 2023. This was an increase year on year of 9.3%.

Source - CHILDREN IN CARE ANNUAL REPORT 2021/22

Site search criteria

The site search criteria for this form of care accommodation are very specific to the needs of the resident children- these needs require a degree of isolation from large urban areas with the associated distraction and temptations- therefore the generic planning aim of

location new development in the most sustainable and accessible location is in conflict with the need to provide quiet accommodation away from towns.

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Site

Location – No 29 Pipwell Gate, Moulton Seas End, Lincolnshire.



Existing Use – residential property (C3 use class).

Site features – residential property and curtilage.



Extract from sales brochure identifying site.

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Google Earth extract.



See photo extracts below and opposite.



Front view showing existing garage and parking.



View of rear of house.



View of existing annex.

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Rear garden.

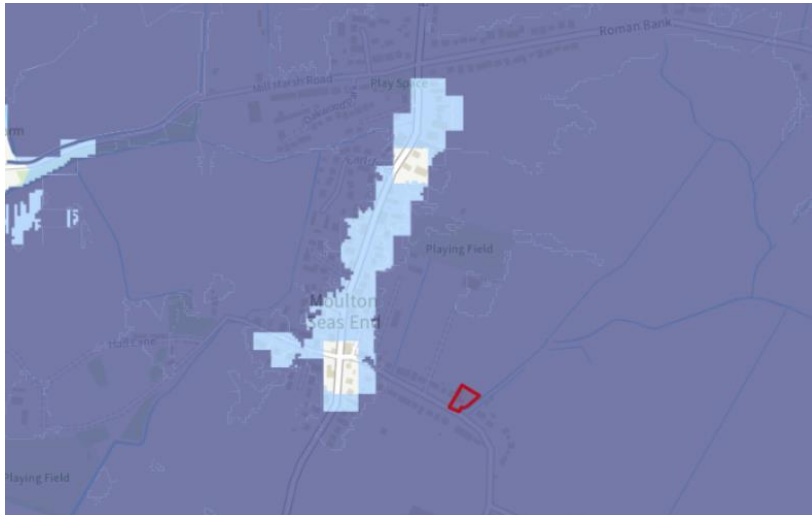


View from field access to rear.

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Planning background

The Environment Agency -Flood Map for Planning identifies the site as being within FZ3 and therefore a FRA is provided to accompany this application.



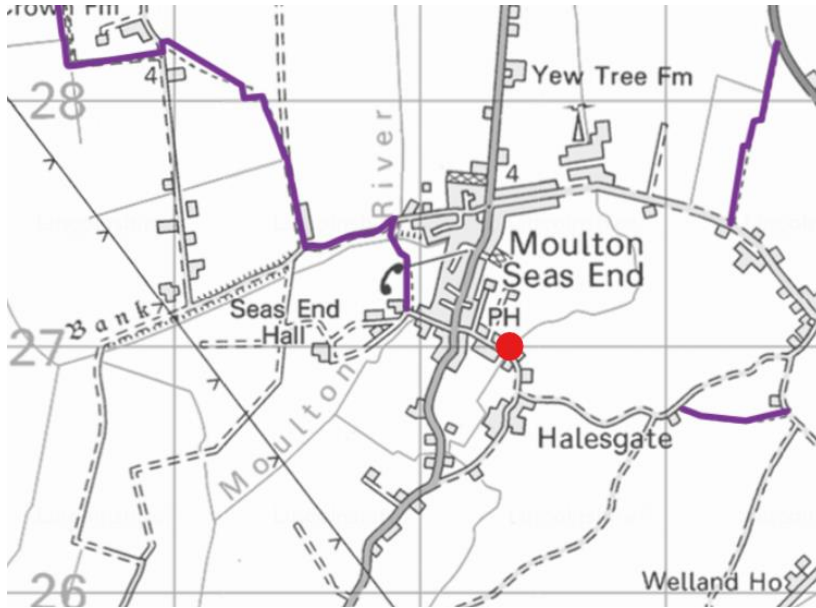
DEFRA MAGiC website does not identify any ecological or environmental constraints to the proposed development.

MAGiC website confirms that the site is not within any ecological protection designations.



The site is not close to any heritage assets or designations. On the plan extract above the red squares are listed buildings- however the nearest is still some distance away.

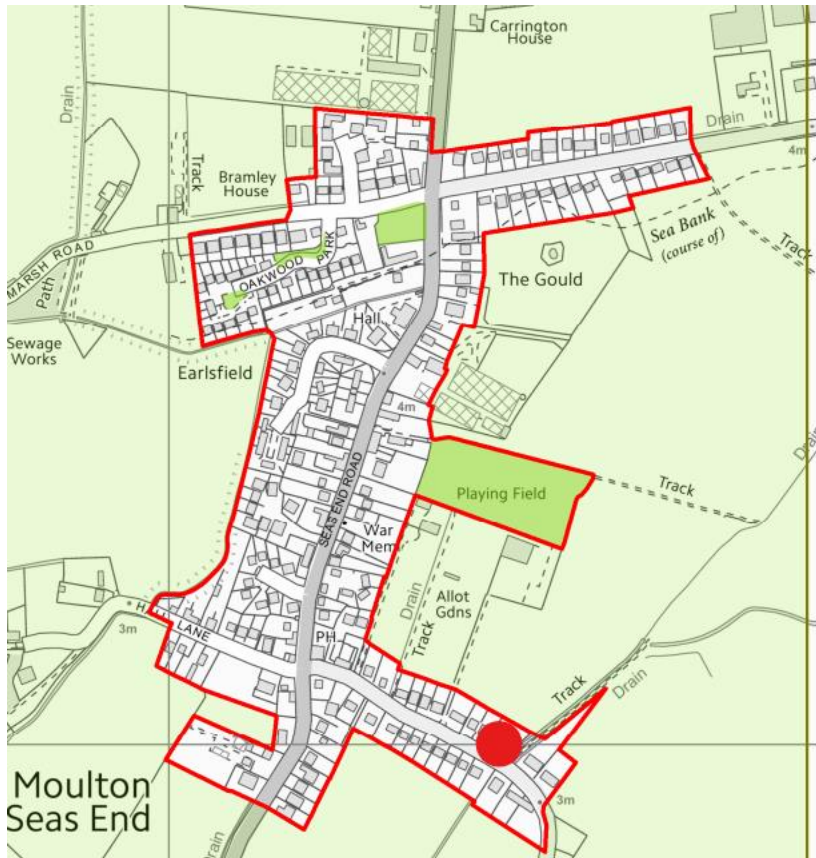
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The site does not impact on any public rights of way.

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Planning policies



Policy 2: Development Management

Policy 2: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically 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.

Policy 17: Providing a Mix of Housing

The provision of new houses will seek to meet the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs.

A growing ageing population with the increasing likelihood of mobility and disability needs to be met also make up over 10% of housing needs over the Plan period and these should be met through provision of homes capable of adaption and also through specialist care home provision. With 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 Local Plan will also seek to meet the housing needs of non travelling Gypsy and Traveller households and also custom and self builders as they may come forward.

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15. Appendix 6: Parking Standards

15.1.1 The following minimum standards should be used in accordance with the guidance in Policy 36: Vehicle and Cycle Parking.

Residential care homes (C2)	1 space per 3 residents	1 space per 3 employee
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Given the number of residents proposed and the level of care required – it is not considered likely that the proposal will have a material impact on residential amenity and is therefore consistent with policy 2.

NPPF extracts

The NPPF is predicated on delivery of sustainable development and para 8 sets out the 3 key threads economic, social and environments within sustainable development.

- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

The social objective sets out the aim to provide housing to meet the needs of present and future generations.

63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers²⁸; people who rent their homes and people wishing to commission or build their own homes²⁹.

Para 63 goes further in identifying a number of groups for which it specifically refers.

It is noted that this is not an exclusive list, and other groups must be accommodated for in the planning process, be that in policy formation or development management decisions.

It is noted that the current application will provide accommodation for vulnerable young people with emotional difficulties or physical disabilities who will live alongside the other young people in placement within this single home.

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Scale/ appearance;
No change to scale/ appearance.



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The proposal is for a Children's Home. Bound by Ofsted regulations, Florinee Homes prides itself in providing a safe and warm community environment for our young people where health and wellbeing of the young people in our care is a priority.

The addition of 4 young people into the area would not put significant additional pressure on local facilities such as education and health care services as the property is already a house with a longstanding address.

Staffing- the staffing requirement as set by Ofsted based on the number of young people resident and the complexity of needs. The staffing set out in the introduction is a max likely- for the 4 young people that will occupy the home. The application is content for the number of resident young people to be conditioned to control the level of activity on site.

Staff parking- the onsite parking and hard surfacing is proposed to be unchanged- it therefore has adequate parking to meet both policy and operational requirements. And is therefore consistent with the parking standards of Annex 6.

Staff travel- the applicant will look to secure staff from the locality and seek to reduce staff travel.

Inevitably staff will have to travel by car to the site as there is no local bus services that could be used for travel to or from the site- coinciding with shift patterns.

Florinee Homes will encourage staff to car share where possible and is agreeable to incorporate a secure cycle space within site in the event that staff wish to cycle to the site.

Ecology and biodiversity net gain- as the application is made for a change of use only there is no material impact on biodiversity of the site as a whole.

Notwithstanding this the wording of the BNG rules require an assessment and BNG metric to be submitted with the application.

This has been provided by Philip Parker Associates -ecologists and confirms that the proposal is consistent with the recent BNG requirements.

Conclusions

The provision of residential care for vulnerable young people is evidently part of the overall housing need for the whole community as addressed in paras 2 and 63 of the NPPF.

Florinee Homes is an established local provider of care homes for young people in placement with excellent assessment from Ofsted on its existing homes.

The specific locational needs of this specialist form of accommodation are such that a rural site is preferred to best address the safety and emotional needs of the young residents.