

Application for Full Planning Permission by

Country Court Care Ltd

for

**A 3-Storey Care Home Development, With Associated Car Parking, Amenity
Space and Ancillary Structures**

at

Shakespeare Way, Holland Park, Spalding Lincolnshire, PE11 1GU



DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

Date: 19th May 2026
Our Ref: PH/623/26

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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 modern 'Holland Park' development, just over 1 mile to the south west of Spalding Town Centre and some 650m to the south of the A151 Bourne Road, as can be seen on the plan on the following page.

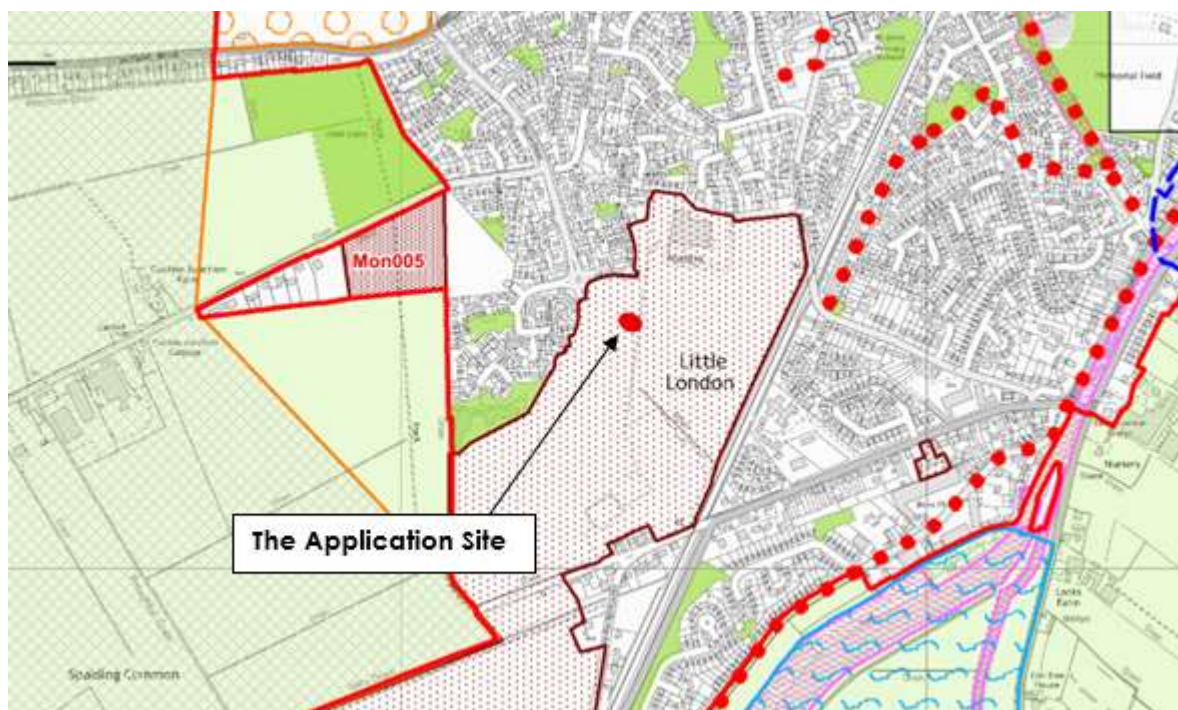


- 3.2 Holland Park is a rapidly developing residential area that forms a 'Sustainable Urban Extension' to the south west of Spalding, the initial planning permissions for which are listed within the following section of this Statement.
- 3.3 The application site itself measures some 5100m² and is bordered by Shakespeare Way to the north, Orwell Drive to the east, residential properties that front Orwell Drive to the south, and residential properties that front Ambassador Walk to the west, the other side of a landscaped footpath link. Photographs of the application site can be found at **Appendix A** to this Statement.

- 3.4 The application site is currently laid to grass and contains no trees, landscape features or structures. The site is currently 'fenced-off' with herras fencing, to prevent unauthorised access.
- 3.5 There are no public footpaths that cross the site, although the roadside paths to Shakespear Way and Orwell Drive 'wrap around' the northern and eastern sides of the site, and the footpath that links Shakespear Way and the southern part of Orwell Drive passes close to the western edge of the site.

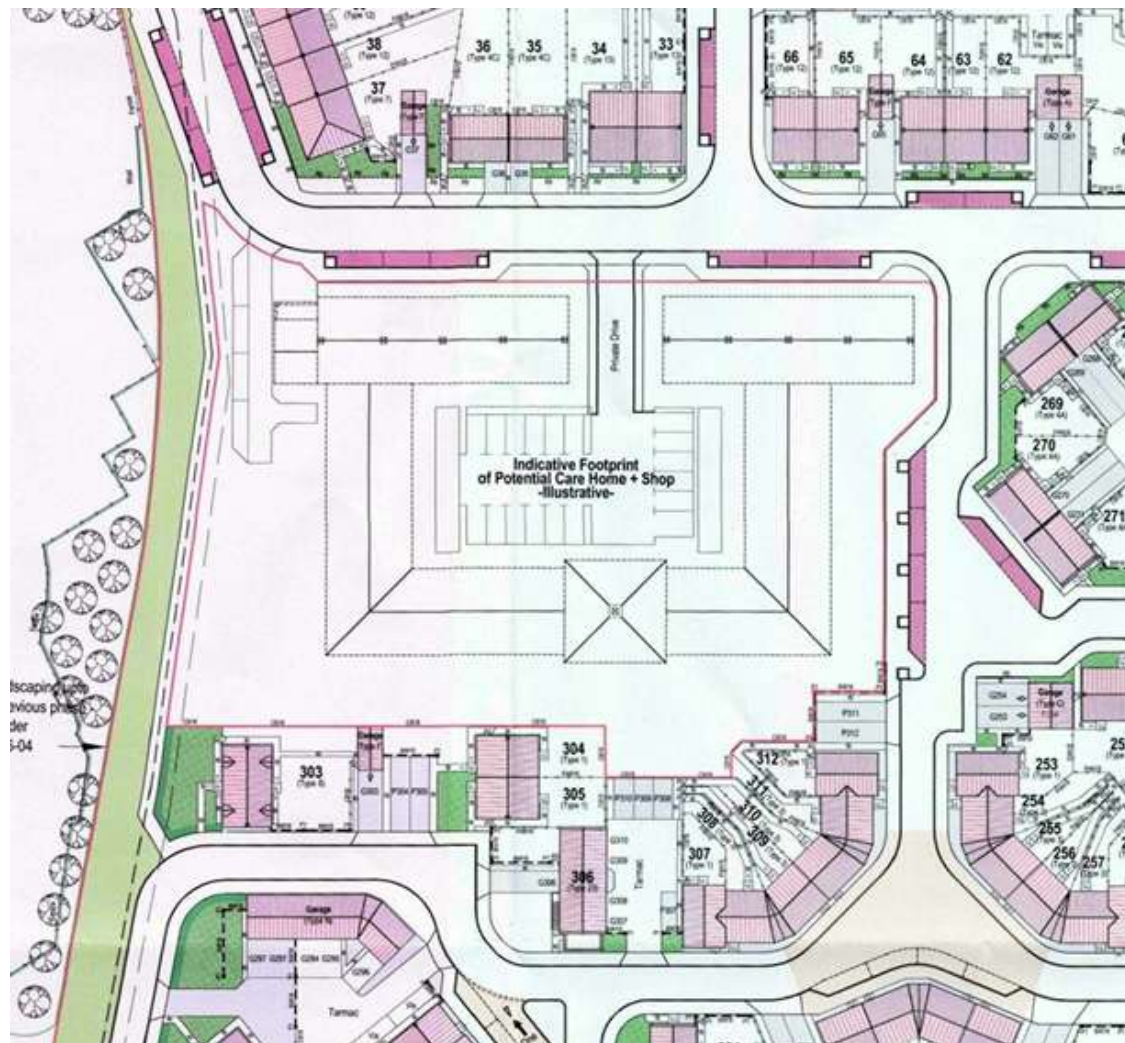
4.0 The Planning History of the Site

- 4.1 The plan below, taken from the South East Lincolnshire Local Plan, shows that the wider site was always a 'housing commitment' and, under Policy 11 of the Local Plan, was always allocated for residential development in order to help meet the housing requirement of 5510 new dwellings for the town during the plan period.



- 4.2 Outline planning permission was granted on the 18th May 2012, under application H16-0571-09, for the erection of 2250 dwellings, a district centre, 2 local centres, a primary school, public open space, access and estate roads, on the wider site (103 hectares). A copy of the approved Masterplan for the site can be found at **Appendix B** to this Statement.

- 4.3 The wider site was then the subject of several applications to modify or remove some of the original 77 conditions imposed on the outline planning permission, including applications H16-370-14, H16-0355-14 and H16-0339-14. There were also numerous submission to discharge the conditions imposed on the outline planning application.
- 4.4 From what can be determined from the LPA's website, and without the benefit of a 'map based' search tool, the Reserved Matters application that covered the northern part of the wider development site was referenced H16-0464-14, was approved on the 21st October 2014, and allowed for the provision of 312 dwellings with associated infrastructure and public open space. The application site was 'discounted' from the residential development approved as part of that reserved matters application, with the masterplan identifying the land for the development of a 'potential care home and shop', as can be seen below (Drawing 1202-DL-P1-01 Rev K).



- 4.5 Whilst the approved residential properties have been developed around the site over the last few years, the site itself has remained vacant, awaiting a care home developer to bring forward a proposal for the site. My clients see this as an ideal opportunity for them and, whilst they already operate 2 care homes on Spalding Common (Ashwood and Fenchurch House), they are keen to add to the mix of residential accommodation within Holland Park at the same time as providing additional care-bed spaces within the town.

5.0 The Proposed Development

- 5.1 Consent is sought for the erection of an 'L-shaped' care home, which would provide 3-floors of accommodation, containing 75 bedrooms, along with the associated access, car parking, amenity space and external structures (bin store, garden store, sprinkler tank store, thermal store and covered cycle store).
- 5.2 The proposed development will be described in more detail in the following sections of this Statement.

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 & Social 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 on the following page shows the site layout for the proposed care home, and how this relates to the newly constructed dwellings that surround it.
- 6.3 The surrounding residents will be aware that the application site has been allocated for the future erection of a care home at the time of purchasing their properties, through their respective land searches, so the proposal should not come as a surprise to them, and the development of the site should be welcomed, although a degree of disturbance during the construction phase will have to be tolerated.



- 6.4 The building has been located on the site in the best position to avoid any harmful impacts on the existing residential properties that surround it, and its height has been kept as low as possible so as to match some of the adjacent 3-storey properties, while maximising the internal space provided. Further information will be provided on the issue of scale in the following paragraphs.

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.
- 6.6 The size of the overall site allows for a care home development with around 75 bedrooms, which will help to satisfy the need for more care beds within wider area, will improve the status and turnover of the business and will provide new jobs for local residents. There should be the potential around 25 full-time staff members as a result of the proposed development, including management staff, care staff, cleaners, kitchen staff, gardeners and a general maintenance team.

- 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.

7.0 Design Considerations

Use

- 7.1 Clearly the land has been 'set aside' for a C2 care home development. Such a use will be entirely compatible with the other residential uses within the area and will not be detrimental to those uses in any way and there will be no adverse impact on the general area. Conversely, the future residents of the care home would not be harmed by the existing residential uses within the area.
- 7.2 Moving forward with the proposed development shows a desire to increase and improve the C2 facilities within the area with a modern, purpose-built care home to complement the existing residential properties within the area.

Amount of Development

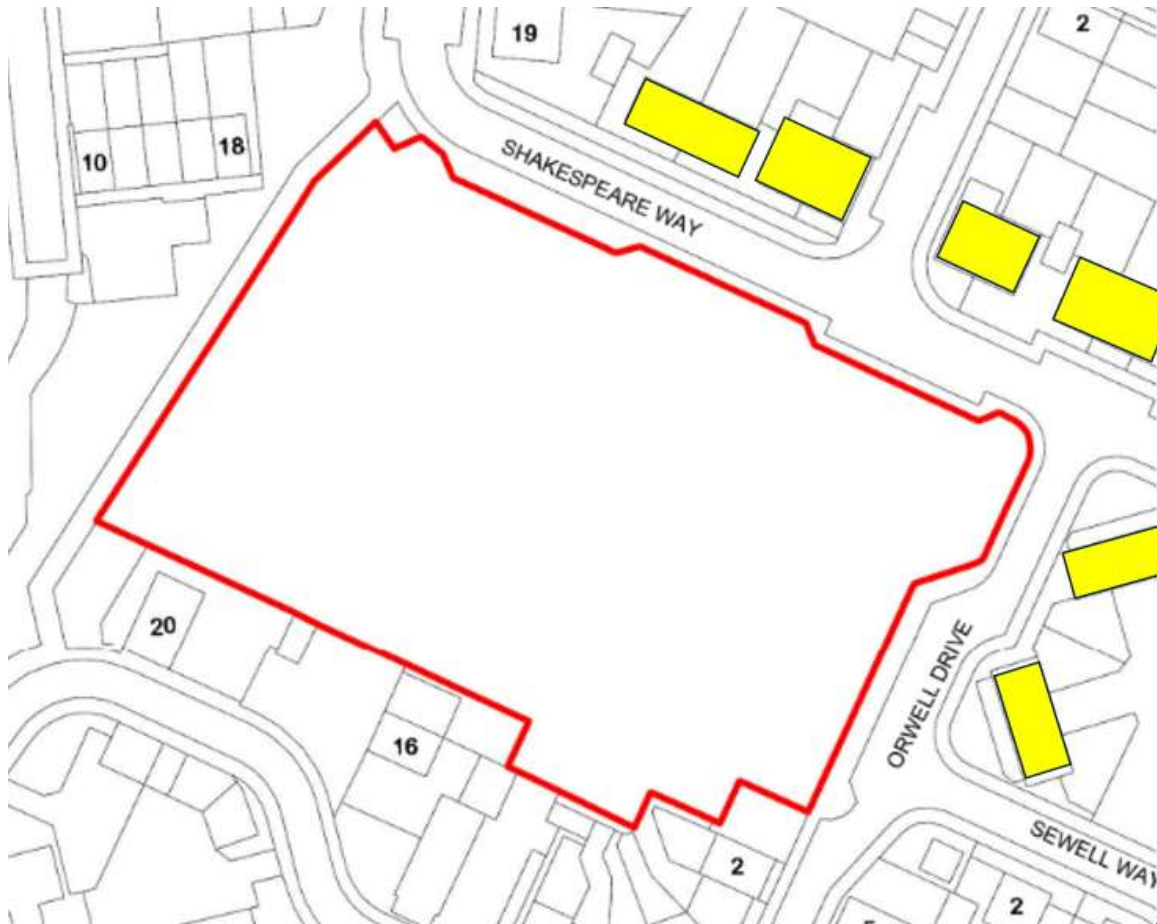
- 7.3 The proposed development will provide a 75-bedroom care home, along with its associated facilities, which include generous areas of day space on all floors, offices and meeting rooms, a hair salon, storage areas and medicine stores, kitchens, laundry, a staff room, lockers and showers, and a plant room.
- 7.4 Externally there will be a new access created onto Shakespeare Way, 30 car parking spaces, secure garden areas and patios and associated external structures which include a bin store, garden store, sprinkler tank store, thermal store and covered cycle store. An acoustic compound to the west of the care home, would 'contain' 6 air source heat pumps. The site would be bordered by 1.8m high black railings to 3 sides, with the existing timber fencing retained to the southern site boundary.

Layout of the Development

- 7.5 The proposed site layout for the site can be seen on page 7 of this Statement. The proposed internal layouts for the care home are submitted as part of this planning application.

The Scale and Appearance of the Development

- 7.6 The proposed development is designed in such a way in order that it replicates the scale of the surrounding residential development, which is up to 3-storeys in height. In this regard, the scale and the massing of the proposed development will be sympathetic to its location. The plan below shows where there are 3-storey dwellings (shown in yellow) in close proximity to the site, and acts as a massing diagram for the general area.



- 7.9 The proposed development will use materials to the walls and roofs to match those used in the general area.

Landscaping

- 7.10 The landscaping proposed as part of the development will serve to enhance the car parking areas and to provide grassed and planted garden/amenity space for the care home residents, predominantly to the east and south of the care home.

8.0 Access

Disabled Access

- 8.1 The application is for a C2 residential care home and 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 is shown in close proximity to the entrance to the reception area, to the north side of the care home. At ground level, footpaths around the proposed building 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.
- 8.4 The car parking area has been designed in order to accommodate the required traffic movements. The increase in traffic movements that will be generated by the proposed development will have no detrimental effect on the free flow of traffic on the access and local roads accordingly, as evidenced within the submitted Transport Statement.
- 8.5 Vehicular movement within the site will be restricted to the access point and car parking areas accordingly. The number of car parking spaces provided will be 30, which will include 2 disabled parking spaces. The proposed level of car parking is considered to be more than adequate to serve the C2 care home, even when factoring-in staff and visitor movements. The car parking calculations can be found below.

75 bedrooms and 30 car parking spaces = **1 parking space per 2.5 bedrooms.**

- 8.6 By way of comparison, Ashwood Care Home on Spalding Common has 47 bedrooms and 20 parking spaces, creating a parking ratio of 1 parking space per 2.35 bedrooms. This ratio will remain the same once the approved extension is constructed, which will take care home to 66 bedrooms with 28 parking spaces.

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.

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** - In my opinion the proposed development will help to contribute to the local economy and will support the local community by improving the care facilities that serve the increasing population of the town 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 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 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 C2 within the town 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 some 25 new jobs will be created (care staff, reception staff, kitchen staff, cleaners, caretaker, etc.) which will be great for the local economy and for job prospects within the area.

6. 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** – Within a 'built form' context, and 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 development would only generate a minimum of traffic movements to the site on a daily basis. The existing road network is entirely capable of coping with this increase. There will certainly be no 'severe' impacts as a result of the development. This planning application is accompanied by a robust Transport Assessment which shows that the proposed development will be entirely acceptable in terms of on-site car parking levels, access and in relation to its wider 'impact' on the local area.
7. 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. **Comment** – The proposal, through developing on a vacant site for C2 purposes, will serve to meet these requirements of the NPPF accordingly, allowing for a good mix of compatible uses within the wider area. Accepting that the LPA have consented to the wider site being developed for C3 residential purposes the proposed C2 development does provide an 'alternative use of the land' as encouraged by this Section of the NPPF. Furthermore, the submitted BNG Assessment shows that the proposed development will have an environmental gain for the area, as biodiversity will be increased by more than the required 10% following the completion of the development.
8. 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 available land without the need to develop on a greenfield site.
9. 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** – Every effort has been made in the design of the proposed development to ensure that its general appearance would be simple and uncluttered but, at the same time, modern and sympathetic to the surrounding development. The proposed care home will be constructed in materials that will be sympathetic to the surrounding built form. The proposed development would also be safe, inclusive and accessible, and would therefore meet all of the requirements of this part of the NPPF.

10. Section 14 of the NPPF relates to meeting the challenge of climate change, flooding and coastal change, and paragraph 170 states that where development is necessary in areas at risk of flooding, the development shall be made safe for its lifetime without increasing flood risk elsewhere. **Comment** – The submitted Flood Risk Assessment demonstrates that the proposed development is not at significant flood risk and will not increase flood risk to others, subject to the recommended flood mitigation strategies being implemented. The proposed development has been designed on the basis of these recommendations, so is fully compliant with Section 14 of the NPPF accordingly.
11. Section 15 of the NPPF relates to 'Conserving and Enhancing the Natural Environment' and seeks to ensure that development proposals contribute to and enhance the natural and local environment. This part of the NPPF seeks to ensure that that development proposals do not harm habitats and biodiversity. **Comment** – The application site is clear so there is no possibility of it containing or housing any protected species, as evidenced by the submitted Ecological Appraisal report. In addition to this, the proposed development will not be harmful to the existing trees that surround the site, as they are relatively young and will be well-distanced from any new-build structures. The proposed development would, therefore, be compliant with this part of the NPPF.

The Development Plan

12. The relevant 'Development Plan' policies in relation to this development are contained within the **South East Lincolnshire Local Plan**, as adopted on the 8th March 2019.
13. Policy 2 of the Local Plan relates to 'Development Management' and is effectively a 'cover all' policy for all planning proposals. It seeks to ensure that (*inter alia*) all development proposals are suitable in terms of size, scale, layout, amenity,

landscaping and in relation to their character and appearance. It also requires quality in design, the sustainable use of materials, suitable access, the avoidance of pollution, suitable drainage, the avoidance of flood risk and the protection of habitats. **Comment** – The proposed development has been designed in such a way so as to accord with all of these requirements of the policy and therefore complies with this part of the Local Plan accordingly.

14. Policy 3 is a similar policy relating to the 'Design of New Development' and seeks to ensure that all development creates distinctive places through the use of high quality and inclusive design and layout, and where appropriate, makes innovative use of local traditional styles and materials. **Comment** – Through the provision of a sympathetic and suitably scaled care home, which will be constructed in materials that are sympathetic to the local area, we are able to show that the proposed development will be compliant with the provisions of this policy accordingly.
15. Policy 4 sets out the Council's 'Approach to Flood Risk' and seeks to ensure that all developments that are in Flood Zone 3 are supported by a site-specific Flood Risk Assessment which addresses points a. to h. within the policy, and which shows that the site can be suitably drained. **Comment** – In this respect the proposal is supported by a robust Flood Risk Assessment which demonstrates that the proposed development is not at significant flood risk of flooding, and will not increase flood risk to others, subject the recommended flood mitigation strategies being implemented.
16. Policy 17 relates to 'Providing a Mix of Housing' and, conscious of the growth in the ageing population, states that the mix of development throughout the district should cater for specialist care home provision. Also, with the need for access to local facilities, specialist care home provision should be located in the most sustainable settlements. **Comment** – The proposed development seeks consent for the provision of a care home in a sustainable location, which has been 'set aside' for such a proposal as part of a sustainable extension to the south west side of the town. The proposal will add to the provision of care bed spaces within the district which, in turn, will add to the overall mix of accommodation as required by the policy.
17. Policy 31 focusses on 'Climate Change and Renewable and Low Carbon Energy' and requires all new development to address matters of climate change where possible (in relation to flood risk, water usage and through limiting travel distances) and also seeks to encourage the use of renewable energy where possible. **Comment** – The proposed care home will save energy where possible through the use of air source heat pumps, and will also generate its own energy through the provision of PV panels to the roof of the care home, as shown on the submitted

drawings. The proposed development will therefore satisfy this policy of the Local Plan.

18. Policy 36 relates to 'Vehicle and Cycle Parking' and requires all new development proposals to meet the minimum parking standards as adopted, unless a high-quality design can demonstrate that a lower standard of provision is acceptable. Parking should be integral to the site, and of a suitable scale and layout. Secure cycle parking and EV charging points should be provided where possible.
Comment – The submitted Transport Assessment and Travel Plan serve to show that the proposed levels of parking accord with the minimal requirements for a development of this scale and that traffic movements to and from the care home, once operation, will be entirely acceptable. The proposed development also provides the required number of cycle parking spaces and EV charging points, to ensure full compliance with this policy of the Local Plan.

Conclusion

19. 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, at a local level, the 'Development Plan' as referred to above.
20. 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*'.
21. It is therefore requested that planning permission is granted accordingly.

Appendix A

Photographs of the Application Site



The Application Site from Shakespeare Way to North.



The Application Site from Dickens Street to the North



The Application Site from Shakespeare Way to the North East



The Application Site from Sewell Way to the East



The Application Site from Orwell Drive to the South East

Appendix B

The Approved Masterplan for the Wider Area

