

## DECISION DELEGATED TO HEAD OF PLANNING

**Application No:** H16-1018-25      **Applicant:** Country Court Care Ltd

**Proposal:** Details of travel plan and car parking management plan (Conditions 12 and 13 of H16-0413-25)

**Location:** Ashwood Nursing Home 43 Spalding Common Spalding

**Terminal Date:** 12th December 2025

### Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

### Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1

### CASE OFFICER ASSESSMENT

#### Description of Proposal

This application seeks to discharge Conditions 12 and 13 of H16-0413-25 relating to a travel plan and a car parking management plan.

#### Site Description

The site is within the settlement boundaries of Spalding, as outlined within the South East Lincolnshire Local Plan, 2019. The application site is located to the eastern side of Spalding Common, the B1172, which is a radial road linking the A1175 from the south to Spalding Town Centre to the north. Spalding Common runs parallel to Cradge Bank and the River Welland, both of which are to the east, and both head north into Spalding. The application site is some 1.8 miles south of Spalding town centre.

Ashwood Care Home itself is a mix of single and 2-storey structures, which are adjoined to the rear, and linked to the front with 2 flat roofed structures that form 'quiet lounges' within. The care home is constructed in light buff bricks, with brown concrete roof tiles and white windows. The existing care home provides 47 bedrooms and associated space, over 2 main floors of development, with the first floor of development being much smaller than the ground floor.

The site is located within the settlement boundary of Spalding on an allocated site STM004. The care home is adjacent to a housing site that has been built out in recent years and appears to be nearing completion. The care home is set at a lower level than the adjoining housing. The nearest neighbouring property is 2 Petrel Close which is a small dwelling set against the eastern boundary of the care home. This belongs to a short row of dwellings, all set at a higher level.

## **Relevant History**

H16-0771-00 - Full. Single Storey extension to front of Care Home. Refused 4.8.2000.

H16-0157-01 - Full. Proposed Bedroom Extension to provide 10 additional bedrooms. Allowed on appeal 1.10.2001. (Not implemented).

H16-0407-05 - Permission Renewal. Proposed Bedroom Extensions (Renewal of Full Application H16-0157-01). Approved 9.5.2005.

H16-0405-08 - Full. Additional bedroom accommodation in one and two stories, together with lounge spaces, staff accommodation and spaces for additional uses. Approved 18.09.2008

H16-0399-10 - Condition discharge. Details of means of foul water disposal. Approved 12.07.2010.

H16-0437-24 - Full. Erection of two storey rear extension to provide additional bedrooms, day space, storage, nurses station, assisted bathrooms and additional car parking spaces. Approved 09.12.2024

H16-0359-25 - Condition discharge. Details of written scheme of archaeological investigation (Condition 8 of H16-0437-24). Approved 06.05.2025

H16-0413-25 - S73. Erection of two storey rear extension to provide additional bedrooms, day space, storage, nurses station, assisted bathrooms and additional car parking spaces - approved under H16-0437-24. Modification of Condition 2 to allow amendments to previously approved plans. Approved 06.08.2025

H16-0822-25 - Condition discharge - Details of landscaping and tree planting, Construction Management Plan, Method Statement, cycle parking, 30-year Habitat Management and Maintenance Plan (HMMP) (Conditions 7, 11, 14 and 15 of H16-0413-25). Approved 22/10/2025.

H16-0934-25 - Condition Discharge - Details of on-site foul water drainage works & surface water drainage scheme (Conditions 9 & 10 of H16-0413-25) - Approved 18/11/2025.

## **Consultation Responses**

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

### Highway and Lead Local Flood Authority

*Initial Comments, received 19/11/25*

"Travel Plan comments:

5.2 & 5.5 - Percentages should be translated in the tables about modeshare into actual staff and visitor numbers.

7.1 - Do staff take residents out walking? Regular fresh air and exercise would support staff and resident levels of activity. Introduce this as part of a culture shift that supports active travel."

*Further Comments, received 27/11/25*Key Planning Considerations

### Condition 12

#### *Wording*

"Prior to any occupation of the extension, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after

occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied."

### *Assessment*

The details of the submitted travel plan are acceptable, ensuring the safe access of the site by residents and staff without causing undue strain on existing networks. The aims of the condition are met, and Condition 12 can be discharged.

### Condition 13

#### *Wording*

"A car parking management plan, demonstrating how visitors and staff travel to and park on site, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the approved extension. The management plan shall include measures to manage visits and deliveries to the site, promote staggered starts, manage visiting times, promote car sharing and measures to encourage staff travelling to the site using more sustainable modes of transport in conjunction with the Travel Plan as required by Condition 14, in order to minimise and avoid on street and overspill car parking patterns on the surrounding public highway. The details so approved shall be maintained thereafter."

### *Assessment*

The parking plan would suitably ensure the proper use of the site, whilst reducing the need for on-street parking and providing a contingency plan in the event demand outstrips supply. The details provided are therefore considered acceptable and Condition 13 can be discharged.

### **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.

## **Conclusion**

The details provided are considered acceptable and Conditions 12 and 13 of H16-0413-25 can be discharged.