

PLANNING STATEMENT

PROPOSED NEW CARE HOME FOR OLDER PEOPLE

Land at Graven Hill
Bicester
OX25 2BF.

LNT Care Developments
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July 2024

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1.0 Introduction

- 1.1 This Planning Statement is submitted on behalf of LNT Care Developments (the Applicants) in support of a proposal to develop Land at Graven Hill, Bicester, OX25 2BF (the site). It relates to a full application for a 66-bed care home for older people with associated access, parking and landscaping.
- 1.2 LNT Construction (the Agent) are the Applicant's sister company and will deliver the proposed development. We are a renowned care home developer who provide a high-quality, caring environment, designed to promote independence and an excellent quality of life for residents. All of our care homes are developed to be fit-for-purpose and future proofed to the benefit of resident's well-being.
- 1.3 The proposal will be located in Graven Hill in a currently vacant grassland plot. The proposed development will be situated towards the north eastern edge of the Graven Hill development, located in close proximity to a number of residential dwellings and self-build plots.
- 1.4 The proposed care home would be a purpose-built 66-bed residential care facility for older people. We have developed in excess 230 care homes specifically for the care of older people across England since 2005.
- 1.5 The proposals will allow the site to make an important contribution towards an identified need for new care accommodation and provide general residential and dementia care. It will be made available for local people in need of care and staffed by local people, in a highly appropriate, sustainable and accessible location. The proposed development is intended to be delivered and ready for occupation within 16 months of any planning permission being granted.
- 1.6 This Planning Statement demonstrates how the site and care home proposal represent an excellent and important opportunity to deliver sustainable development, in full accordance with adopted Development Plan policies and key material considerations.
- 1.7 The remainder of this Statement is structured as follows:
- Describes the Site, local context and relevant planning history (**Section 2**).
 - Provides an overview of the development proposals (**Section 3**).
 - Outlines relevant planning policies and material considerations (**Section 4**).
 - Analyses key planning considerations to demonstrate the proposal's acceptability in planning terms (**Section 5**).
 - Highlights the important sustainable development benefits the scheme provides (**Section 6**).
 - Summarises and concludes on the above (**Section 7**).

2.0 Site and Surroundings

- 2.1 The site (Figure 1) covers 0.99 hectares (2.45 acres) and is located in the Graven Hill development which is still under construction with a number of established residential and commercial properties occupied. The surrounding residential development consists of 1-to-5-bedroom homes and a number of self-build plots. To the north the existing dwellings consist of semi-detached and detached housing with a variation of 1, 2 and 3 storeys.



Figure 1: Site Location

- 2.2 The site previously comprised Rodney House and other buildings associated with the previous MoD use. These buildings were demolished in 2016 (two single storey buildings) and 2020 (a boiler tower). The site now comprises vacant grassland surrounded by unmanaged areas of tall ruderal vegetation, dense scrub and scattered trees. A small part of the site was most recently used as a site compound for construction activities on the wider Graven Hill site.
- 2.3 The site will be accessed from the recently constructed access road to the south of the site connecting the plot with Anniversay Avenue which acts as one of the main tributary road connections into the wider Graven Hill site. The A41 to the east connects the site to the wider area and beyond.
- 2.4 The proposed development will offer a great opportunity for an additional community facility within the region. The site is located in close proximity to an array of amenities which would be utilised by staff and visitors of the proposed care home. Bicester Village Retail Park is located circa 1-mile away from the proposed development which offers a variety of restaurants and retail outlets.
- 2.5 The Site is located within a mixed-use strategic allocation ('Graven Hill') which has remained vacant despite an array of neighbouring development.
- 2.6 The site's compatible neighbouring uses and nearby amenities, make this a sustainable, accessible and suitable location for a new care home.

3.0 Planning History

3.1 **11/01494/OUT** - Outline - Redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Erection of a 70400sqm fulfilment centre on 'C' site and associated on site access improvement works, hardstanding, parking and circulation areas. **(Permitted 23.1.2012)**

3.2 21/01454/F - Proposed Bicester Health and Wellbeing Hub. **Withdrawn January 2024.**

Care and Housing Needs

3.3 LNT have extensive understanding of care bed supply and demand across England. Its interest in this site is based on an understanding of current and projected demographics and careful examination of the existing stock/supply within the local care market.

3.4 LNT has derived that there is a current and growing need for care provision in the area. This is projected to worsen with the population of older people within the local area due to increase, going forwards. Within a 3-mile radius, there is an approximate total population of 43,062, of which 6,173 (14.34%) are aged 65 years or older.

3.5 Projections for 2027 show that the population is estimated to grow by 3.01% to 45,409 and the percentage of people aged 65 years and over, expected to grow by an even greater percentage and generate yet further demands for residential and dementia care beds. Against this background, the proposed development is expected to provide further, much needed care accommodation, within the immediate local area.

3.6 The proposed care home development will therefore combat both the identified and emerging needs within the local population. There is an undersupply of high-quality care beds within the locality, which is set to increase further over time, increasing the importance of accommodating and supporting the proposed development, which will help to increase resilience and the ability to address the population's needs. The proposals will create an enhanced residential care choice within the area which is intended to be a local facility.

3.7 The current proposal affords an excellent opportunity to help provide a suitably enhanced choice of accommodation for people in need of care. The proposed care development would provide a much-needed facility for the surrounding area with numerous benefits. The scheme benefits are discussed further in Section 6 of this Statement.

Designations

3.8 The proposed site is allocated within the Cherwell Local Plan 2011-2031 as a mixed-use strategic allocation ('Graven Hill'). The site will integrate into the existing Graven Hill Development which already has desirable amenities and day to day services which make the site highly sustainable. As such, the site represents a suitable development opportunity for a purpose-built care home.

3.9 The former MoD site is located within defined settlement limits and is primed for development. The site's planning history is limited to the wider outline application for Graven Hill and a more recent Health Hub which was withdrawn by the applicant at an early stage.

3.10 Accompanying technical and environmental reports consider and address key planning considerations. The results and findings of these are summarised in **Section 6**.

4.0 Proposed Development

4.1 The proposal involves the construction of a new purpose-built 66-bed residential care facility for older people with associated access, parking and landscaping.

4.2 Care Homes fall within Use Class C2 (Residential Institutions) and are classed as specialist housing for older people. The proposed development will address an identified need for care beds within the region. The proposed care home will be a local facility, employing local people and housing residents from the local community or with a local connection.

4.3 The development comprises:

- single room accommodation with en-suite wet room facilities throughout.
- a variety of high-quality internal amenity spaces, including a shop and cinema.
- level and amenable access throughout and vertical lift access between floors.
- an expanse of attractive and useable landscaped gardens and surrounds.
- 3400 sqm (Gross Internal Area) over two-floors.
- 25 no. parking spaces (including 3 accessible and 6 EVCP) and 8 cycle spaces.

4.4 The care homes built by the applicant are designed with resident’s comfort and well-being at the heart of the consideration, in order to provide excellent day-to-day amenities and facilities that reflect modern day domestic comforts. This includes main lounges/dining rooms, a café, bar, quiet lounges/family rooms, a garden room, a TV/cinema room, a shop, clinic and hair studio. These facilities are particularly important for residents, who will rely upon easy and amenable access, regular activity, entertainment and familiar settings in order to maintain a good quality of life and well-being.

4.5 The proposed building would be compliant with and exceed all national minimum standards in relation to Care Homes (now rescinded) but this provides relevant legislative stipulation of appropriate room sizes and standards in relation to the physical characteristics of care premises. It is still referred to in the design process of the Applicant’s care homes, as no subsequent guidance has ever been produced offering alternative, more appropriate design guidance.

4.6 The care home would also be compliant with the Health and Social Care Act 2008, which also reflects the drive to improve standards in the delivery of care. This legislation led to the establishment of the Care Quality Commission (CQC), the current quality regulating Authority in respect of Social Care.

4.7 The above details and key design and access considerations are considered in greater detail in the accompanying Design and Access Statement (DAS).

5.0 Development Management Context

5.1 Planning legislation¹ requires that planning applications are determined in accordance with the adopted Development Plan unless material considerations indicate otherwise.

¹ Section 70(2) of the Town and Country Planning Act (1990) (as amended) and 38(6) of the Planning and Compulsory Purchase Act (2004).

5.2 Below is an overview of key policies and material considerations relevant to the proposals (with focus on the principle of development).

National Policy

5.3 The National Planning Policy Framework (NPPF) was amended and updated in December 2023. It is a key and overarching material consideration to prospective developers and decision makers. It is considered appropriate to assess the proposal against a number of policy areas, as identified within the new NPPF.

Achieving Sustainable Development

5.4 Chapter 2 defines the planning system’s purpose as contributing to the achievement of sustainable development. This means that planning decisions should pursue economic, social and environmental objectives (set out in Paragraph 8) in mutual and supportive ways (taking opportunities to achieve net gains across all of these objectives).

5.5 It advises that these objectives should be delivered principally through the production and implementation of a Development Plan (Paragraph 9), with planning decisions looking to achieve sustainable solutions that take into account local circumstances, character, needs and opportunities.

5.6 The ‘presumption in favour of sustainable development’ (Paragraph 10), seeks to ensure that sustainable development ‘is pursued in a positive way’. Paragraph 11 defines this presumption (for decision-taking) as approving development proposals that accord with an up-to-date Development Plan without delay.

5.7 It is also advised that proposals should be determined in accordance with the policies and guidance of the NPPF, through the balanced weighing-up of a development impacts and benefits – referred to as the ‘Planning Balance’.

Delivering a Sufficient Supply of Homes

5.8 A key national policy priority is to significantly boost the supply of housing, particularly to meet the needs of groups with specific housing requirements (such as specialist care accommodation) (Paragraph 60). This should also reflect the needs of older people (Paragraph 63).

5.9 These policies make clear that the provision of care accommodation is critical and should be encouraged to contribute to the housing delivery statistics, as advised by Planning Practice Guidance (PPG).

Building a Strong, Competitive Economy

5.10 Planning decisions should also “help to create the conditions in which businesses can invest, expand and adapt”. Significant weight should be attached to development that enables economic growth and productivity (Paragraph 85).

5.11 Decisions should also recognise the specific locational requirements of different sectors (Paragraph 87). This is important given that care homes need to address specific local needs and ensure older people can stay in comfortable and familiar settings.

Promoting Healthy and Safe Communities

5.12 Planning decisions should aim to generate healthy, safe, accessible and inclusive communities (Paragraph 97). They should take an integrated approach to considering the location of housing, economic uses and community facilities (Paragraph 97(e)).

Making Effective Use of Land

- 5.13 The NPPF prioritises the effective use of land to meet housing needs, whilst improving the environment and ensuring safe and healthy living conditions (Paragraph 123).
- 5.14 It advises that decisions should support development that makes better use of under-utilised land, “especially where this would help to meet identified needs for housing, where land supply is constrained, and available sites could be used more effectively” (Paragraph 124).
- 5.15 Making effective use of land also means achieving appropriate densities, which should be informed by housing needs, market conditions and viability, infrastructure demands, design and appearance (Paragraph 127).

Achieving Well-Designed Places

- 5.16 Delivering high-quality, sustainable and beautiful buildings is a key element of the planning and development process, with achieving good design being a key aspect of delivering sustainable development (Paragraph 131).
- 5.17 Paragraph 135 of the NPPF sets out design criteria that policies and decisions should meet to deliver good, high-quality design. These principles centre around the quality and amenity of an area; the attractiveness of architecture, layout and landscaping; the proposal’s integration with the surrounding area; its effective function and the optimal use of land.
- 5.18 Decisions should attach significant weight to development that reflects local design policies and guidance (Paragraph 135). Broader national design policies and guidance aimed at achieving well-designed places, is set out and considered in the associated Design & Access Statement, also submitted as part of this application.

Local Planning Policy

- 5.19 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.
- 5.20 The Cherwell District Council Local Plan, Part 1 (2015) forms the basis for the decision-making process in relation to all planning applications. Further to the Local Plan, relevant supplementary planning documents are also considered in our development proposal, such as the Cherwell Residential Guide SPD and Developer Contributions SPD.

Development Control Policies

- 5.21 **Policy PSD1: Presumption in Favour of Sustainable Development**
Policy PSD1 outlines that when considering development proposals, the council will take a proactive approach to reflect the presumption in favour of sustainable development contained within the NPPF. It is further detailed that planning applications which accord with policies in the local plan will be approved without delay unless material consideration indicates otherwise.
- 5.22 **Policy SLE4: Improved Transport and Connections**
Policy SLE4 details that all developments where reasonable to do so, should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. As such, development proposals are expected to encourage sustainable transport and implement a robust Travel Plan.

- 5.23 **Policy BSC 4: Housing Mix**
 Policy BSC 4 outlines that new residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need. It is also noted that opportunities for the provision of extra care, specialist housing for older and/or disabled people will be encouraged in suitable locations.
- 5.24 **Policy BSC 8: Securing Health and Well-Being**
 Policy BSC 8 details that the council will support the provision of health facilities in sustainable locations which contribute towards health and well-being.
- 5.25 **Policy ESD 1: Mitigating and Adapting to Climate Change**
 Policy ESD 1 outlines that measures will be taken to mitigate the impact of development within the district on climate change. A number of targets are outlined including the distribution of growth to the most sustainable locations as defined in the Local Plan alongside the designing of developments to reduce carbon emissions and use resources more efficiently including water. Furthermore, it is also preferred if developers prioritise the use of decentralized and renewable or low carbon energy where appropriate.
- 5.26 **ESD 3: Sustainable Construction**
 Policy ESD 3 states that all new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with government policy.
- 5.27 **ESD 5: Renewable Energy**
 Policy ESD 5 details that the council is supportive of renewable and low carbon energy provision wherever any adverse impacts can be addressed satisfactorily.
- 5.28 **ESD 7: Sustainable Drainage System (SuDS)**
 Policy ESD 7 outlines that all development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off.
- 5.29 **ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment**
 Policy ESD 10 seeks to ensure that biodiversity and the natural environment will be protected and enhanced. Criteria is set out for developments to achieve, to meet the requirements of this policy.
- 5.30 **ESD 13: Local Landscape Protection and Enhancement**
 Policy ESD 13 aims to enhance the character and appearance of the landscape through a variety of measures that are outlined in this policy. The policy outlines methods such as restoration, management, or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands trees and hedgerows. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.
- 5.31 **ESD 15: The Character of the Built and Historic Environment**
 Policy ESD 15 details the importance of successful design within proposals taking into account the areas existing built, natural; and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. All new development will be required to meet high design standards.

- 5.32 **ESD 17: Green Infrastructure**
 Policy ESD 17 outlines the importance of green infrastructure in development proposals. The policy states that the district’s green infrastructure will be maintained and enhanced through a number of measures.
- 5.33 **Policy Bicester 2: Graven Hill**
 This policy designates Graven Hill as a Strategic Development site. It states that the area is proposed for a mixed-use development of 2100 dwellings, significant employment land providing for high quality job opportunities, associated services, facilities and other infrastructure. Within the proposed housing, there is an aim for the provision of extra care housing.
- 5.34 **Policy INF 1: Infrastructure**
 The policy outlines the council’s approach to infrastructure planning. It is noted that development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social and community facilities.

Other Material Considerations

Planning Practice Guidance on ‘Housing for Older and Disabled People’

- 5.35 National Planning Practice Guidance (NPPG)² underpins the NPPF and clarifies the appropriate application of its policies.
- 5.36 NPPG highlights a “critical” need for older peoples’ housing due to aging population projections, the guidance therefore promotes increasing the availability of a “choice of accommodation to suit [older peoples’] changing needs”³. It also recognises that “the health and lifestyles of older people will differ greatly, as will their housing needs”⁴.
- 5.37 There is no noted preference for specific types of accommodation, as certain types of accommodation are better suited to provide for different levels of care and the lifestyle needs of older people⁵.
- 5.38 A care home, for example, will provide a higher level of daily care for residents who need this to maintain a good quality of life. Such levels of care would not normally be provided, suited to or achievable through self-contained / independent accommodation.
- 5.39 Under current national policies and guidance, the proposal should be supported on the basis that it will improve the availability of, and access to, an enhanced quality and choice of accommodation and care.

² ‘Housing for Older and Disabled People’

³ Paragraph: 001 Reference ID: 63-001-20190626

⁴ Paragraph: 003 Reference ID: 63-003-20190626

⁵ Paragraph: 010 Reference ID: 63-010-20190626

6.0 Scheme Appraisal

Principle of Development

- 6.1 The proposed care home is very much intended as a local community care facility for older people from the local area and those in need of care with a clear local connection. The proposal is intended to deliver a desired mix of employment and community uses within Bicester.
- 6.2 The site’s planning history is limited to the wider outline application for Graven Hill and more recently a Health Hub application which was withdrawn early in the planning process. The site is located within defined settlement limits within the wider Graven Hill development. The site, by virtue of its location, existing and planned context, makes it highly suitable and sustainable for the development of an LNT care home. Situated within Graven Hill, Bicester the site is located with convenient public transport links and a growing population.
- 6.3 The proposed development will positively contribute to both the districts residential care needs and local employment opportunities. The proposed care home will create between 50-60 new jobs which will bolster employment opportunities within the district. Whilst the additional 66 care beds will mitigate against the current undersupply within the area and offer an enhanced choice and quality of care accommodation within the region.
- 6.4 The development will be in accordance with the policies of the Cherwell Local Plan 2011-2031. The strategy has overarching aims to improve sustainability whilst boosting business and employment opportunities.
- 6.5 In light of the above, the proposals are demonstrably and positively acceptable in principle, and will address the critical care objectives and identified needs in national policies and guidance.

Site Design/Layout

- 6.6 The site is currently vacant grassland on the edge of the Graven Hill development to the north east. The proposed development will sit facing south with the ancillary parking to the south of the building. The garden spaces will be enclosed behind the building and will provide an attractively landscaped space for residents and staff.
- 6.7 There are a number of factors which have influenced the proposed site design and layout of the proposed development. This included the setting of the site within the established Graven Hill estate with both commercial and residential properties now complete and occupied. The design of the home has considered the material palette of the surrounding built environment, and this has been considered within the proposed development.
- 6.8 The positioning of the proposed care home is designed to optimise the experience of the future residents. The care home will be located within the centre of the site with amenity spaces behind the home to the north. The garden space will be contained and attractively landscaped for use by residents and staff. The design of the home has taken into consideration the surrounding residential properties to ensure the impact is minimal.
- 6.9 Access into the site will come via the recently constructed access road coming from Anniversary Avenue to the south of the site. The access makes use of the already established access road

leading into the site and conforms with the already built out aspects of the Graven Hill development.

- 6.10 As part of the proposals the access will incorporate pedestrian footpaths to improve accessibility into the plot. This will enable safe pedestrian access in and out of the site.

Building, Scale, Massing & Design

- 6.11 A two-storey, 66-bedroom care home is proposed to be built off an I shaped floor plan and be of a contemporary form, design and external appearance. This is a product of the applicant’s desire to construct a practical purpose-built care home with the residents needs taken into each design consideration.

- 6.12 The proposed development will be in-keeping with the existing development within the surrounding area and will reflect both its character and appearance. There is a diverse mix of buildings within the wider Graven Hill site from a scale and massing perspective. The proposed home being 2-storey will not be out of character in relation to the nearby dwellings.

Design

- 6.13 As set out in the accompanying Design & Access Statement, the proposed development is intended to positively contribute to the local built environment, in terms of its proposed design and external appearance. This is to be achieved through the creation of an attractive and contemporary community building with good architectural character and form that reflects and enhances the character and distinctiveness of its context.

- 6.14 The form and layout of the development will enable the proposed care home to function efficiently and effectively whilst providing two distinctive forms of care, general purpose residential care, and more specialised residential dementia care, in a safe, secure and comfortable environment. The proposed care home is purpose built with the needs of its future residents at the forefront of its design. The exterior of the building is in-keeping with surrounding development and creates an attractive frontage looking onto the site from Anniversary Road.

- 6.15 The Sustainability Statement also confirms how the proposals will be constructed and operated to efficiently and effectively manage resource and infrastructure demands and to be resilient to climate change effects; whilst providing a comfortable and amenable living environment that utilises natural and renewable means to power, heat and cool the building.

- 6.16 The overall design approach will establish a strong sense of place, provide a visually attractive, functional and safe building, within enhanced and biodiverse landscaping.

- 6.17 The development will not result in any adverse impacts on existing and future residents’ amenity (e.g. from overlooking, overshadowing or over-dominance). The proposals will provide excellent health and wellbeing for future residents (of all abilities), and will promote socialisation, inclusion and diversity in the local community.

- 6.18 Given all of the above, it is evident that the proposed development should be agreeable and fully in accordance with Policy ESD 13 and ESD 15 of the Cherwell Local Plan 2011-2031; and paragraphs 96, 97, 131, 135 and 137 of the NPPF.

Transport

- 6.19 As set out in the accompanying Transport Statement, the site is easily accessible by foot, cycle and public transport. This is particularly beneficial as a majority of the site’s users (staff and visitors) are expected to originate from within the local area, making all of these viable modes of travel in this instance.
- 6.20 Given this, the nature of the proposal and the site’s location, the level of anticipated traffic generation and parking demand, should prove to be relatively insignificant. Based on LNT’s experience with other similar types and sizes of facilities; no access, parking, adverse highways, or pedestrian safety impacts should arise in the future day-to-day operation of the care home.
- 6.21 The accompanying Travel Plan intends to make best use of the site’s good access and existing infrastructure. The plan aims to promote a meaningful shift towards the uptake of alternative, sustainable and healthy modes of travel to and from the site.
- 6.22 The proposals will achieve local and national sustainable transport objectives as set out in Development Plan Policy SLE 4; and Paragraphs 108, 110 and 113 of the NPPF.

Drainage

- 6.23 The accompanying Drainage Strategy sets out the proposed approach to surface and foul water drainage.
- 6.24 It considers the Site’s characteristics, flood risks and drainage matters and SuDS hierarchy. It confirms that an appropriate process has been undertaken to develop an acceptable and sustainable drainage solution for the proposals. This will be in the form of on-site attenuation which will restrict the rate of discharge into the designated surface water drainage network at a rate of 11.6l/s.
- 6.25 The proposals will accord with the Development Plan; and Paragraphs 166 and 173 of the NPPF.

Ecology and Trees

- 6.26 The accompanying Tree Survey and Preliminary Ecological Assessment assesses the site’s ecological quality and suitability for habitats.
- 6.27 The Tree Survey confirms that there are no TPO’d or significantly important trees on the development site. The proposals as such are acceptable from an arboricultural perspective.
- 6.28 The submitted Ecological Appraisal confirms that the proposals are unlikely to result in adverse impacts on any statutory or locally designated sites or other priority areas if recommendations are followed. It is identified that the proposed development site may provide a suitable habitat for Great Crested Newts (GCN). As a result, further surveys have been commissioned to determine whether any populations are present and what, if any, mitigation measures may be required.
- 6.29 There are no unacceptable impacts anticipated from the proposed development that cannot be managed, mitigated and enhanced over the development’s lifetime. The proposals therefore accord with the Development Plan; and Paragraphs 180 and 185 of the NPPF.

7.0 Sustainable Development

- 7.1 In addition to the above considerations, the proposed development will bring with it important sustainable development benefits that will achieve and deliver NPPF Paragraph 11 objectives.

Economic

- 7.2 There will be considerable important benefits for the local economy, particularly in terms of employment opportunities, investment in construction and operational spending. At a high-level, the proposals will strengthen the local economy and improve its ability to provide much needed care accommodation, in accordance with Paragraph 11(a) of the NPPF.
- 7.3 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 broader economy, as shown in **Figure 3** below.

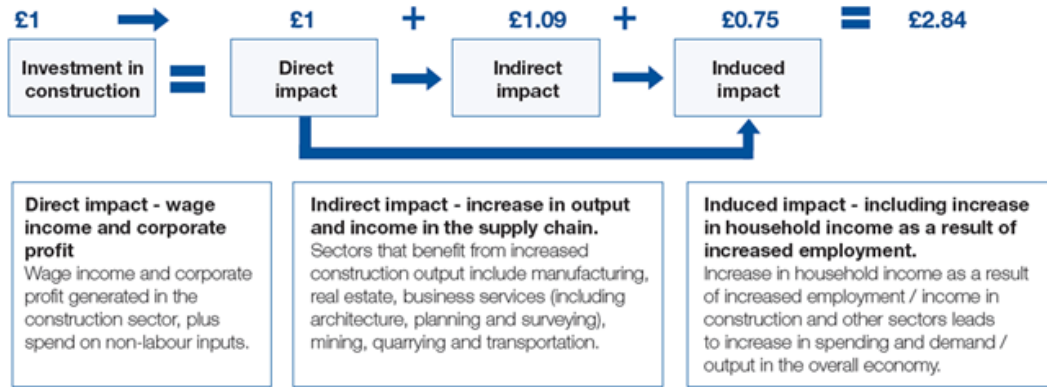


Figure 3: UK Contractors Group Study

- 7.4 The construction cost alone of the proposed development is substantial and given the above, this development will provide a significant contribution to the local economy; whilst creating a range of job opportunities (direct and indirect).
- 7.5 In terms of operational employment generation, between 50-60 jobs (full-time equivalent) will be created and offered to suitable candidates from the local area. These jobs would range from Home Manager and Care Worker, through to Catering and Domestic Assistants.
- 7.6 Only 24 members of staff are likely to be present on-site at any one time, due to the shift patterns and staggered shift changes that would occur. Staffing levels are based on dependency needs and generally homes are run at a dependence level of 8 to 10 care staff per shift. These jobs, as well as resident’s local spending, will have a long-term positive impact on the local economy, particularly local businesses.
- 7.7 Planning Inspectors have also 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. This approach reflects and prioritises NPPF policies (notably Paragraph 85) that require significant weight to be attached to supporting economic growth and productivity.
- 7.8 In light of the above, significant weight should be applied to the proposal’s important economic benefits.

Social

- 7.9 Tied closely to the development’s economic benefits, there will be considerable benefits for the local community, in accordance with Paragraph 8(b) of the NPPF.

- 7.10 The proposed development will address the identified need for care facilities and will act as an important local community facility with significant social benefits (through improved inclusion and population balance).
- 7.11 Residents of the home are expected to emanate from no more than three-miles from the site (or be associated with families/relatives that reside in the same area). This ensures that local residents benefit from the proposal and will remain in close contact with their communities and families.
- 7.12 As noted, a majority of the jobs created at the care home are also expected to be filled by suitable candidates from the same local area.
- 7.13 The proposed care home would provide an important local support service and offer high-quality care accommodation outside the Local Authority and NHS Primary Care Trust services and functions. Due to the extensive care provided, there will be no burden on existing health and social care services. There will be economies and efficiencies of scale for local health care practitioners, who will be able to visit a greater number of people in need of care in one location.
- 7.14 The proposed facility will meet identified needs and offer those in need of care improved quality and choice of accommodation to that which currently exists. This contribution will remain over the long-term to the benefit of future generations. The proposals will immediately assist the development of a more accessible, socially inclusive and sustainable community in and around the site, by virtue of its high-quality design and landscaping.

Environment

- 7.15 As discussed above and in supporting information, the proposals will provide important environmental benefits, that meet the objectives of Paragraph 8(c) of the NPPF.
- 7.16 The proposals will enhance the site and surrounding area's natural and built environment and will provide new landscaping to integrate with the setting and surrounding area.
- 7.17 They will also make effective use of the site, which is currently under-utilised; and has been designed to minimise waste and pollution; and will mitigate and adapt to climate change through those design and operational measures.
- 7.18 The landscape proposals will also aim to deliver important and lasting enhancements to local amenity and biodiversity.
- 7.19 The proposals comprise, and will deliver, sustainable development. Through this they will generate substantial important benefits for the local area's environment, economy, and community. The numerous benefits outlined above weigh heavily in favour of the proposals and outweigh any minor potential harms.

8.0 Conclusion

- 8.1 This Planning Statement supports a proposal for a care home for older people on this sustainable and accessible site. LNT are a well-renowned care home developer with extensive experience and understanding of delivering care to older people and are committed to delivering the proposed development.
- 8.2 The development will make effective use of the land in a highly appropriate location. It will consolidate and enhance the available mix of uses and make a lasting positive impact on community cohesion and diversity.

- 8.3 This development will provide much needed care accommodation, to meet identified needs and relieve local pressures on housing land supply generally. The proposals will be well-served by existing community and shopping facilities, accessible to local transport infrastructure, and will make an important contribution to the locality’s economic performance and social wellbeing.
- 8.4 The proposed care home is intended to be a community facility which provides an enhanced choice of residential care within the region. The development will also provide important employment opportunities (both directly within the care home and indirectly through supply chain / servicing / associated businesses).
- 8.5 The proposals will significantly improve the built and natural environment in this location by providing a high-quality, sustainably built community building that is surrounded by enhanced and diverse landscaping. This approach appropriately achieves key design principles and ensures that the proposed care home will positively enhance the character and amenity of the site and surrounding area.
- 8.6 The proposal accords with adopted Development Plan policies and relevant material considerations (such as national planning policy) support the proposal. All key technical and environmental considerations have been appropriately assessed and there are no matters that would preclude development from taking place.
- 8.7 The overall planning and sustainable development benefits that are generated by the proposed development are significant and far outweigh the minor impacts that may be generated. The proposed development will comprise high-quality sustainable development and will provide an enhanced care choice within the region.