

PLANNING STATEMENT

PROPOSED NEW CARE HOME FOR OLDER PEOPLE

Old Row,
Whalley Road,
Barrow,
BB7 9AZ.

LNT Care Developments
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Leeds
LS25 2DY

February 2023

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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 west of Old Row, Whalley Road, Barrow (the site). It relates to a full application for a 66-bed care home for older people with associated access, parking and landscaping alongside the erection of 3no. dwellings and associated demolition.
- 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 proposals will be located east of Whalley Road to the rear of the existing ancillary car park. The proposed development will be situated to the north west of the existing 'Total Foodservice' wholesaler warehouse, and south of the existing Barrow Primary School.
- 1.4 The proposed care home would be a purpose-built 66-bed residential care facility for older people. We have developed over 150 care homes specifically for the care of older people across England since 2005. Working alongside our own in-house operating business (Ideal Care Homes), all of our operational care homes are rated either good or outstanding by the CQC.
- 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 The proposed erection of 3no. dwellings will replace the existing no's 23-25 Old Row. The former LA Taverna restaurant and derelict dwelling are in an uninhabitable state, and the proposals would regenerate the properties which front onto Whalley Road whilst bolstering Barrow's housing stock.
- 1.7 This Planning Statement demonstrates how the site and care home proposals represent an excellent and important opportunity to deliver sustainable development, in full accordance with adopted Development Plan policies and key material considerations.
- 1.8 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 overleaf) covers 0.93 hectares (2.31acres) and is located east of Whalley Road. The site is predominantly enclosed by vegetation at the north, east and south boundaries. The site is located 1.5miles south of Clitheroe and represents a great opportunity for an additional community facility within the region.

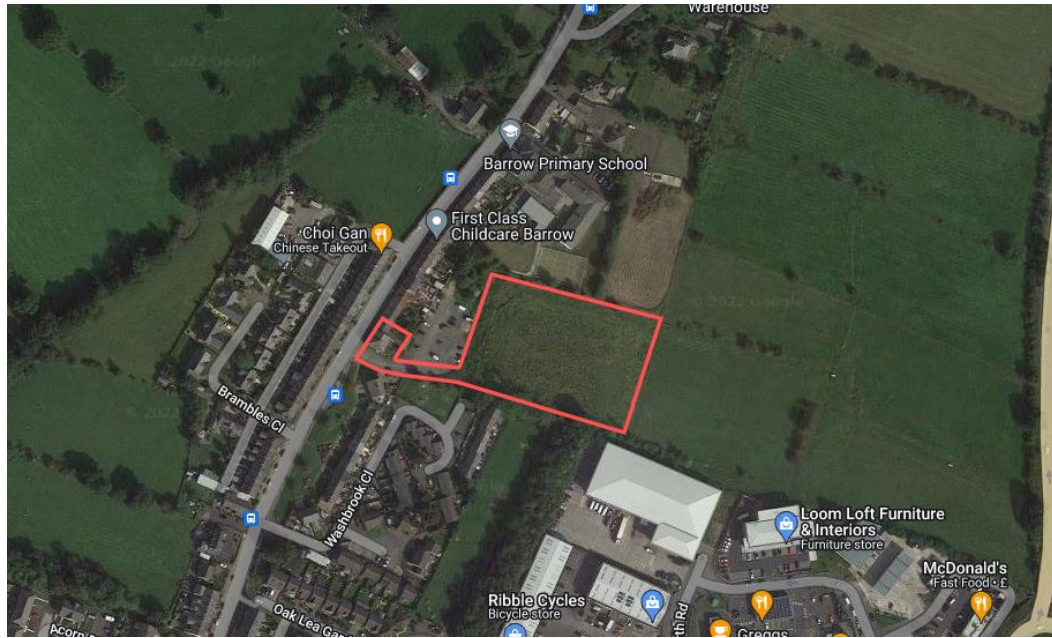


Figure 1: Site Location

- 2.2 The site will be accessed from Whalley Road, via the existing access into the site. The access will be improved as part of the proposed development which will include the demolition of the derelict former restaurant and dwelling on Old Row, adjacent to the site access. Along the east of Whalley Road offers a connection to A59 which acts as the main road connection between the site and the wider area.
- 2.3 The site is not allocated within the Ribble Valley Core Strategy (2014) and has remained vacant grassland, despite an approved residential scheme for 23no. dwellings being consented on the plot in March 2021. This indicates the site is suitable for development. Directly west of the site is an allocation for Policy G6, 'essential open space' which includes the ancillary car park to the rear of The Bay Horse Inn Pub, albeit this designation does not protrude into the proposed site.
- 2.4 The adjacent site to the east currently has a live outline application (ref: 3/2022/0781) for a 23,959sqm commercial/employment floorspace development. The application would see the existing business park to the south east of the development being extended. The application and proposed development will not have a material effect on the care home proposals.
- 2.5 The residential dwellings in the immediate area (south) are predominantly two-storey with a strong presence of terraced housing with some semi-detached. The light industrial units south east of the site are 2-storeys in nature, making the proposed care home development in keeping with the existing massing within the local site vicinity.
- 2.6 The site's location, the range of suitable neighbouring uses and nearby amenities, make this location sustainable, accessible and suitable for a new care home.

3.0 Planning History

- 3.1 **3/2012/0623** Outline permission granted with all matters reserved for residential development of 23 dwellings, with access, parking and associated landscape following the demolition of nos. 23 and 25 Old Row.
- 3.2 **3/2014/0846** A refused outline planning application with all matters reserved for the erection of 167 dwellings with access and associated landscaping following the demolition of no 23 and 25 Old Row.
- 3.3 **3/2016/0416** Following on from the previous application made in 2012 a further outline application was submitted and approved for residential development of 23 dwellings, following the demolition of Nos.23 and 25 Old Row and with indicative details submitted for access, parking and associated landscaping.
- 3.4 **3/2018/1149** The approval of reserved matters application for planning consent (ref: 2/2016/0146) for 23 dwelling residential development.
- 3.5 **3/2022/0781** Outline permission recommended for approval at committee for the development of land north of Ribble Valley Enterprise Park to provide up to 23,959sqm of new commercial/employment floorspace. Requesting consideration of access with all other matters reserved.

Care and Housing Needs

- 3.6 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.
- 3.7 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 28,176, of which 6,415 (23.28%) are aged 65 years or older.
- 3.8 Projections for 2027 show that the population is estimated to grow by 1.71% to 28,793 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.
- 3.9 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

- 3.10 The Ribble Valley Core Strategy (2014) outlines the development plan within the region. The proposed site is not allocated within the development plan.
- 3.11 Directly west of the proposals is a designation for essential open space which borders along the application site. The allocation will have no material effect on the proposals as the site is going to be retained as an ancillary car park to the dwellings and amenities to the west.

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

Summary

- 3.13 The proposed site is not allocated within the Ribble Valley Core Strategy (2014). The site has recently been subject to a planning application for a 23 home, housing development, which was approved in March 2021. This in turn, indicates that the site in principle is applicable for the right development proposal. The proposed site is bound by a wider mixed-use location within proximity to 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.
- 3.14 The proposed care home development will 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. This to a greater extent, increases 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. The care home will employ and house people from the local area making it somewhat a community hub.

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. In addition to the erection of 3 dwellings to replace the existing derelict nos 23-25 Old Row.
- 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 genuine 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.
 - 3214 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 objective 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 social 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 C3 residential aspect of the proposal will include the erection of 3 dwellings to replace the derelict LA Taverna restaurant and dwelling, nos 23-25 Old Row. The proposal seeks to create 2 dwellings both 3 bedrooms and a single 2 bed dwelling. The proposal mirrors the relevant aspect of the consented scheme by Mulbury homes which proposed to demolish the existing dwelling / restaurant and erect 3 new dwellings (ref: 3/2018/1149). Therefore, technically the development of the 3 residential dwellings already has planning consent.
- 4.8 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.
- 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 July 2021. 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.

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).

- 5.7 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 62).
- 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 81).
- 5.11 Decisions should also recognise the specific locational requirements of different sectors (Paragraph 83). 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 92). They should take an integrated approach to considering the location of housing, economic uses and community facilities (Paragraph 93(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 119).
- 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 120).
- 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 124).

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 126).
- 5.17 Paragraph 130 of the NPPF sets out design criteria that proposals 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 134). 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 adopted development plan for Ribble Valley comprises the **Ribble Valley Core Strategy Local Plan**; adopted in **December 2014**. The document sets out the key direction and planning framework for Ribble Valley, alongside providing strategic policies which are used to determine planning applications. The policies outlined below have been identified as the relevant policies concerning the proposed development.

Development Control Policies

- 5.21 **Key Statement DS1: Development Strategy**
Key Statement DS1 identifies Barrow as a Tier 1 village where strategic opportunities will be promoted through development.
- 5.22 **Key Statement DS2: Presumption in Favour of Sustainable Development.**
Key Statement DS2 details that the council will have a presumption in favour of sustainable development and that applications which accord with the Policies detailed within the local plan will be considered favourably.
- 5.23 **Key Statement EN3: Sustainable Development and Climate Change**
Key Statement EN3 seeks to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable. New development is required to demonstrate how it will contribute towards reducing the boroughs carbon footprint. It is noted that the council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life. In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.
- 5.24 **Key Statement EN4: Biodiversity and Geodiversity**
Key Statement EN4 details that the LPA will seek potential development, wherever possible, to conserve and enhance the areas biodiversity and geodiversity in order to avoid the fragmentation and isolation of natural habitats and help develop green corridors. It is stated that negative impact to biodiversity through development proposals should be avoided. Development which adversely effects the biodiversity may, therefore, be liable to biodiversity off-setting via conservation credits.
- 5.25 **Key Statement EC1: Business and Employment Development**
Key Statement EC1 outlines that employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor. It is further detailed that land will be made available for employment use to support the health of the local economy and wider sustainable job creation.
- 5.26 **Key Statement DMI1: Planning Obligations**
The Key Statement outlines how 'Planning Obligations' will be used as a mechanism to deliver development that contributes to the needs of local communities and sustainable development. It is noted that contributions can be either in kind or in the form of financial contributions.

5.27 **Key Statement DMI2: Transport Considerations**

Key Statement DMI2 outlines that new development should be positioned to minimise the need to travel. Sustainable transport is key within the statement, and it is noted that new development should incorporate good access by foot and cycle whilst also having convenient links to public transport in order to reduce private car usage. The policy notes that major applications should always be accompanied by a travel plan.

5.28 **Policy DMG1: General Considerations**

Policy DMG1 addresses several key factors which are key in determining the outcome of planning applications. The first factor is design, it is noted that proposed development must be of a high standard of building design and in keeping with existing development. Secondly, the access of proposals will be scrutinised to ensure there are no potential traffic and car parking implications, whilst also ensuring safe access for the volume of traffic generated by the scheme. Thirdly, the amenity of the proposed development, which includes the effect on existing amenities within the surrounding area and massing of the structure and how this may affect privacy distances. Lastly, infrastructure, whereby development which leads to the loss of important open space will be considered unfavourably.

5.29 **Policy DMG2: Strategic Considerations**

Policy DMG2 stipulates that proposals in Tier 1 villages should consolidate, expand or round off development so that it closely relates to the main built-up areas ensuring the scale of said development is in-keeping with the existing settlement. It is further outlined that all development should accord with the Core Strategy Development Plan and support the spatial vision. The policy underpins the development hierarchy and notes that development proposals within the principal settlements of Clitheroe, Longridge and Whalley should ensure development is closely related to the main built-up areas, whilst ensuring that appropriate massing is carried out which is in keeping with existing settlements. This is to ensure that the proposals are in keeping and appropriate to the existing settlement.

5.30 **Policy DMG3: Transport and Mobility**

The policy details that significant weight will be attached to the adequacy of the public transport and associated infrastructure in order to serve those moving to and from the development. This infrastructure includes the provision made for access into the development by cyclist, pedestrian and those with reduced mobility. It is further emphasised that proposals within existing developed areas should aim to become highly accessible by means other than the private car.

5.31 **Policy DME5: Renewable Energy**

Policy DME5 underpins the borough council stance on renewable energy within new development proposals. New development proposals will require decentralised and renewable or low carbon energy. The policy states that the borough council will support the development of renewable energy schemes providing no unacceptable harm is caused to the local environment or local amenity.

5.32 **Policy DME6: Water Management**

Policy DME6 details the importance of water management within development proposals. It is outlined that development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. As a result, all applications should include details for surface water drainage and means of disposal based on sustainable drainage principles.

5.33 **Policy DMB1: Supporting Business Growth and the Local Economy**

The policy indicates that development proposals that support business growth and the local economy will be supported in principle. These development proposals will be determined in accordance with the adopted Core Strategy.

5.34 **Policy DMB5: Footpaths and Bridleways**

The policy outlines that the borough council will seek to ensure the retention, maintenance and improvement of by-ways and unsurfaced roads as part of the public right of way network. It is noted that the development of footpaths is prohibited unless suitable mitigation measures are made. Furthermore, footpaths which provide a link between villages and open land or link the Ribble Way footpath will be protected from said development.

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.

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 the Tier 1 village of Barrow.

6.2 The site has an extant permission for a 23-dwelling residential development, approved in March 2021. The permission underpins the notion that the plot is acceptable for residential development proposals. The site, by virtue of its location, existing and planned context, makes it highly suitable

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

and sustainable for development of a LNT care home. Situated within the Tier 1 village, Barrow the site is located with convenient public transport links and a growing population.

- 6.3 The proposed development will positively contribute to both the boroughs residential care needs and the boroughs employment opportunities. The proposed care home will create between 50-60 new jobs which will bolster employment opportunities within the borough. 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 Adopted Policies of the Adopted Ribble Valley Core Strategy. 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 as in national policies and guidance (and strategic emerging policies that reflect the above).

Site Design/Layout

- 6.6 There are a number of factors which have influenced the proposed site design and layout of the proposed development. This included but was not limited to the setting of a number of trees and the live outline application to the west for large commercial development.
- 6.7 The positioning of the proposed care home is designed to mitigate against the impact on the natural built environment. The care home will be located within the centre of the site, away from the trees and hedgerows. Consequently, the care home will not intrude onto any root protection zone as detailed within the submitted tree survey.
- 6.8 Access into the site will be via Whalley Road via the improved existing access. The access proposed improves that of the consented residential scheme (ref: **3/2018/1149**) and therefore has already been viewed as acceptable by Ribble Valley Borough Council.
- 6.9 The proposed access road does partially encroach onto a root protection zone; the extent of this impact has been detailed within the submitted Arboricultural Impact Assessment (AIA).
- 6.10 An important variable within the proposed layout is the live application for a large-scale commercial development to the adjacent east of the site (ref: **3/2022/0781**). In order to mitigate against any possible future noise impacts the proposed development is located within the centre of the site in order to create as much distance as viable between the two proposals. This in turn, creates a natural buffer and will mitigate the impact of noise on residents.
- 6.11 As part of the proposals the improved access will incorporate pedestrian footpaths on either side on the access road. The southern footpath will lead to the children's play area, creating a much safer pedestrian route to the existing poorly maintained access.

Building, Scale, Massing & Design

- 6.12 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.

- 6.13 The proposed development will be in-keeping with the existing development within the surrounding area and will reflect both its character and appearance. The majority of housing within the area is of traditional two-storey, with some single-storey towards the south. The proposed home being 2-storey will be in keeping with the existing built environment.

Design

- 6.14 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.
- 6.15 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 secondary frontage of Whalley Road.
- 6.16 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.
- 6.17 The overall design approach will establish a strong sense of place, provide a visually attractive, functional and safe building; within enhanced and biodiverse landscaping.
- 6.18 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.
- 6.19 Given all of the above, it is evident that the proposed development should be agreeable and fully in accordance with KS09 and D10(a) of the Adopted Ribble Valley Core Strategy (2014); and paragraphs Paragraphs 92, 93, 126, 130 and 134 of the NPPF.

Transport

- 6.20 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 travel in this instance.
- 6.21 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.

6.22 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.

6.23 The proposals will achieve local and national sustainable transport objectives as set out in Development Plan Policies KSI2; and Paragraphs 104, 110 and 112 of the NPPF.

Drainage

6.24 The accompanying Drainage Statement sets out the proposed approach to surface and foul water drainage.

6.25 It considers the Site’s characteristics, flood risks and drainage characteristics, the proposals, 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 combined sewer at a rate of 2l/s.

6.26 The proposals will accord with the Development Plan; and Paragraphs 166 and 168 of the NPPF.

Ecology and Trees

6.27 The accompanying Tree Survey and Preliminary Ecological Assessment assesses the site’s ecological quality and suitability for habitats.

6.28 The Tree Survey Report confirms that there are no protected trees within the site. The report indicates that there are a number of trees on the adjacent south boundary. The care home is unaffected by the thicket of trees on the site’s southern boundary; however, it should be noted that one of the adjacent trees root protection area encroaches into the proposed site access road. An Arboricultural Impact Assessment (AIA) has been commissioned to determine the impact of the proposals on the root protection area and it is concluded that there are no unacceptable impacts caused by the proposed development.

6.29 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, thus no mitigation is required. It identifies that the proposed development will only result in the loss of habitats which are of low ecological importance.

6.30 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 Development Plan Policy D9; and Paragraphs 174 and 180 of the NPPF.

Summary

6.31 The proposals demonstrably accord with the adopted Development Plan and are supported by key overarching material considerations (national policy and guidance). Each of the scheme’s benefits weigh heavily in favour of the development.

6.32 The proposals (building and landscaping) will positively contribute to the character and appearance of the area. The proposed care home has been sympathetically designed to fit in with the surrounding development. Its generously landscaped setting is appropriate to its use and community function, and will provide positive benefits for local ecology.

6.33 The proposed care home will enable its residents to maintain good amenity alongside its future residents. The home is designed to enable its residents to enjoy the best possible quality of life and wellbeing.

- 6.34 There are no other planning, environmental or technical reasons that prevent the proposals from being approved and delivered. Where relevant mitigation measures are available, these will be implemented.
- 6.35 There are no foreseeable reasons why the proposals should not be supported in planning terms.

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 8 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 strength the local economy and improve its ability to provide much needed care accommodation, in accordance with Paragraph 8(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.

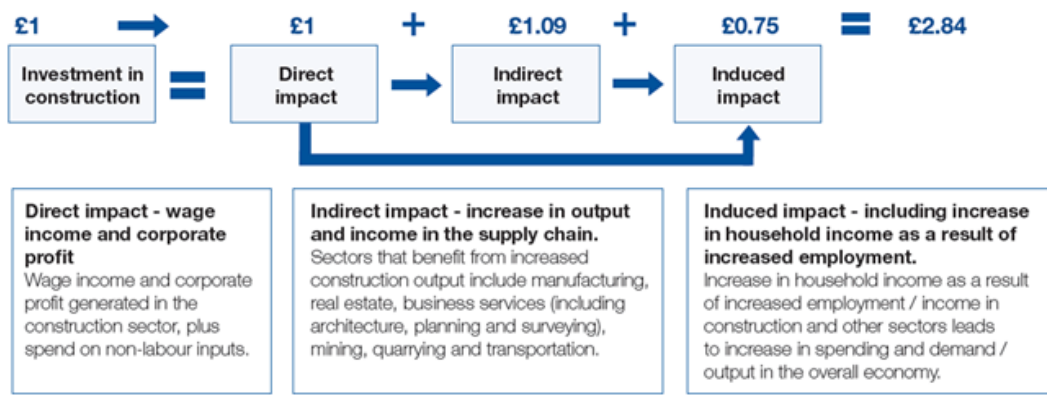


Figure 3: UK Contractors Group Study

- 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 80) 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 first from the proposals, 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 this and the 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.

Summary

- 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 and in **Section 5** weigh heavily in favour of the proposals and outweigh any minor potential harms.

8.0 Conclusion

- 8.1 This Planning Statement supports proposals 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 these proposals.
- 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 and 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 proposals demonstrably accord with adopted Development Plan policies and relevant material considerations (such as national planning policy) support the proposals. 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.