

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 March 2023 12:26
To: Planning
Subject: Planning Application Comments - 3/2023/0153 FS-Case-502067089

Name: [REDACTED]

Address: [REDACTED]

Lancashire

Email: [REDACTED]

Planning Application Reference No.: 3/2023/0153

Address of Development: Old Row, Whalley Road, Barrow, BB7 9AZ

Comments: Planning Application: 3/2023/0153 (Proposed Care Home, Old Row, Whalley Road, Barrow BB7 9AZ)

Dear Sir,

I write regarding the above planning application and wish to object to the proposal in its current form. The planning statement as currently submitted is defective in several areas and I would comment as follows:

Para 2.1 "The site is located 1.5miles south of Clitheroe and represents a great opportunity for an additional community facility within the region"

Response: The planning statement provides no detail on how the wider community i.e., other than potential residents and employees will benefit from the development. The planning statement has not taken into account Lancashire County Council's Housing & Care Strategy 2018-2025 which states that one of its strategic priorities is: "To provide a wider community resource and facilities to connect and benefit local residents" it also references "Building and utilising the assets, skills and resources of our citizens and communities". On this basis the statement is defective.

The developer should be required to set out a detailed Community Use Plan for the proposed scheme. This should include identifying a specific area / space within the development for non-resident members of the local community to utilise for social community use i.e., meetings, activities etc.

Para 2.3 "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".

Response: Clearly, by virtue of the proposed access onto the site from Whalley Road together with the immediately adjacent boundary of the proposed care home, established rights of way onto the open space will be impacted by the development i.e., increased traffic onto the site i.e., deliveries, health services, staff and visitors etc, loss of informal off-street parking.

Para 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".

Response: This presents an opportunity for an alternative access route to the proposed development which would alleviate concerns raised at Para 2.3.

Para 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".

Response: This statement fails to set out what the range suitable neighbourhood uses, and nearby amenities are for a new care home?

Para 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".

Response: The statement does not provide any background on the source data for this assertion. Further information must be sought from the applicant to validate this statement.

Para 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".

Response: The statement does not provide any background on the source data for this assertion. Further information should be sought from the applicant to validate this statement.

Para 3.9 "The proposed care development would provide a much-needed facility for the surrounding area with numerous benefits".

Response: the statement provides no independently verified care needs analysis for the surrounding area to justify the scheme. The applicant should be required to provide this information. It also fails to identify the "numerous benefits" for the surrounding area (x-ref Lancashire County Council's Housing & Care Strategy 2018-2025 which states that one of its strategic priorities is: "To provide a wider community resource and facilities to connect and benefit local residents")

The developer should be required to set out a detailed Community Use Plan for the proposed scheme. This should include identifying a specific area / space within the development for non-resident members of the local community to utilise for social community use i.e., meetings, activities etc.

Para 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".

Response: see response at 2.3

Para 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.

Response: The statement does not provide any evidence of an independent analysis of emerging residential care needs within the local population. The applicant should be required to provide this information. The statement provides no evidence of a local workforce analysis and development plan. Nationally there is a major shortage of care staff. The statement does not identify how it intends to address this problem locally. It is likely that most staff (estimated at 50-60) would need to travel by car / public transport to the site. The statement refers to the facility as a "community hub", however it has failed to consider Lancashire County Council's Housing & Care Strategy 2018-2025 which states that one of its strategic priorities is: "To provide a wider community resource and facilities to connect and benefit local residents". The developer should be required to set out a detailed Community Use Plan for the proposed scheme. This should include identifying a specific area / space within the development for non-resident members of the local community to utilise for social community use i.e., meetings, activities etc.

Para 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”.

Response: The statement provides no information on the proposed nominations agreements with NHS and / or Adult Social Care Commissioners for residential placements within the scheme. The applicant should be required to provide this information. Without this information it is incorrect to state that the facility will be “housing residents from the local community or with a local connection”. The applicant should also be required to state the expected proportion of residents that will be self-funding for care and support purposes. In addition, the statement does not provide any evidence of an independent analysis of emerging residential care needs within the population. The statement provides no evidence of a local workforce analysis and development plan. The applicant should be required to provide this information. Nationally there is a major shortage of care staff. The statement does not identify how it intends to address this problem locally.

Para 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 setting”.

Response: the applicant has failed to meet this requirement in that the statement does not provide any evidence of an independent analysis of emerging residential care needs within the local population. The applicant should be required to provide this information. In addition, the statement provides no information on the proposed local nominations agreements with NHS and / or Adult Social Care Commissioners for resident placements within the scheme. The applicant should be required to provide this information.

Para 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)).

Response: the statement has failed to address the issue of community use of the care home facilities as required by Lancashire County Council’s Housing & Care Strategy 2018-2025 which states that one of its strategic priorities is: “To provide a wider community resource and facilities to connect and benefit local residents”. The developer should be required to set out a detailed Community Use Plan for the proposed scheme. This should include identifying a specific area / space within the development for non-resident members of the local community to utilise for social community use i.e., meetings, activities etc.

Para 6.2 “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”.

Response: The statement and submitted Transport and Travel Plan provides no evidence of a local workforce analysis and development plan. Nationally there is a major shortage of care staff, and it is unlikely that the care provider will be able to recruit sufficient staff from the immediate locality. It is therefore more likely that staff will travel by car to the site thereby increasing traffic flow through the Barrow locality.

Para 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”.

Response: The statement provides no information on the proposed nominations agreements with NHS and / or Adult Social Care Commissioners for resident placements within the scheme. The applicant should be required to provide this information. Without this information it is not correct to state that “This ensures that local residents benefit first from the proposals and will remain in close contact with their communities and families”.

Para 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”.

Response: The statement provides no evidence of a local workforce analysis and development plan. Nationally there

is a major shortage of care staff. The statement does not identify how it intends to address this problem locally. The applicant should be required to provide this information.

Para 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.

Response: "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", This statement implies that residents of the service will be self-funders and not in receipt of NHS / Local Authority funded care and support services. If this is the case, the applicant needs to provide evidence that local people would be able to afford the care and support costs at the scheme i.e., x-ref Para 7.11

It is also incorrect to say that "Due to the extensive care provided, there will be no burden on existing health and social care services". The statement provides no information on nominations agreements for the scheme. The applicant should be required to provide this information. It is likely that a proportion of the residents will be from outside of the local GP surgery locality with no local connection. As such this will result in increased demand on local GP services by vulnerable residents with long term complex needs. In addition, the statement makes no reference to consultation with local GP services to justify this statement.

Para 8.3 "This development will provide much needed care accommodation, to meet identified needs and relieve local pressures on housing land supply generally".

Response: The statement contains no independent care needs analysis to support this development proposal.

Para 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)".

Response: the statement has failed to address the issue of community use of the care home facilities as required by Lancashire County Council's Housing & Care Strategy 2018-2025 which states that one of its strategic priorities is: "To provide a wider community resource and facilities to connect and benefit local residents". The developer should be required to set out a detailed Community Use Plan for the proposed scheme. This should include identifying a specific area / space within the development for non-resident members of the local community to utilise for social community use i.e., meetings, activities etc.

Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: 28 March 2023 14:01
To: Planning
Subject: FW: Planning Appl. 3/2023/0153


This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Good afternoon,
Please note my email to our Councillor below referring to the planning application 3/2023/0153

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, March 28, 2023 11:50 AM
To: [REDACTED]
Subject: Planning Appl. 3/2023/0153

Dear David,

Following our recent communication on the application by Ribble Valley Industrial Ltd, I feel I must register concern at the latest application affecting our village; that of the 66 bed care home planned for land behind the village car park. Whilst the concept of the proposal is not an issue, the planned access to the site is.

Over recent years the traffic levels in the village have risen significantly due to the excessive housing development and to allow access to a new care home, via the existing entrance to the car park, would raise the levels even further. Given the proximity to the school this is a safety risk which should be assessed very carefully, we already have what amounts to chaos at school dropping off and picking up times with numerous illegal parking manoeuvres which put many children and parents at risk. Use of the existing access point for the care home with the required services, staff, family & friends visits etc. is simply not the way to go.

Which, once again, highlights the suitability of the intended access road between Loom Loft and Total Food services. If this access was to be used it would provide a safer, more efficient route to the care home taking away any additional pressure on the village and its residents, as all traffic would access via the A59.

Ironically, with reference to Ribble Valley Industrial Ltd, this would also allow that business to perhaps re-visit its original application of developing the first field by accessing via the same point. This would allow the development of the proposed Industrial Estate to move forward at significantly lower cost to the developer and a on a scale more in keeping with established demand for those type of units.

Please let me know if there are any further developments with the application and whether I can be of any support at all,

Best Regards,

