

Our Ref: MK/KN0035/22

25 April 2024

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

Via Planning Portal

Dear Sir/Madam,

**RE: Revised application for outline planning permission
Pendle Mill, Pendle Road, Clitheroe, BB7 1JQ
Planning Portal Reference: PP-12995316**

We are instructed my Muller Property Group ('Muller') to submit the enclosed application for outline planning permission at the above site. The application proposes:

Demolition of existing buildings and erection of a care home (Use Class C2).

Although in outline, we are seeking approval of layout, access, scale and external appearance. The only reserved matter is landscaping.

The application has been submitted via the Planning Portal. Alongside the application form and certificates, the submission comprises of the following plans and documents:

I. Drawing pack comprising of the following

- Site location plan reference: H.21.78 (9)-1 Rev A
- Proposed demolition plan reference: H.21.78-9-5 Rev C
- Proposed site plan reference: H.21.78 (9)-3 Rev K
- Proposed lower ground floor plan reference: H.21.78 (00)-2 Rev D
- Proposed ground floor plan reference: H.21.78 (00)-3 Rev D
- Proposed first floor plan reference: H.21.78 (00)-4 Rev B



- Proposed roof plan reference: H.21.78 (00)-5 Rev A
 - Proposed north and east elevations reference: H.21.78 (21)-1 Rev D
 - Proposed south and west elevations reference: H.21.78 (21)2 Rev D
2. Design and Access Statement (Rev G)
 3. Transport Assessment
 4. Swept Path Drawings for 7.5T box van, ambulance and large refuse vehicle
 5. Travel Plan
 6. Flood Risk Assessment
 7. Drainage Strategy
 8. Geo-environmental Phase I Preliminary Risk Assessment
 9. Arboricultural Impact Assessment and Report
 10. Preliminary Ecological Appraisal and potential Bat Roost Survey
 11. Bat Emergence and Re-entry Survey
 12. BNG Baseline Report
 13. BNG Design Stage Report
 14. Biodiversity Metric 4 Calculation Tool
 15. Care Home Need Assessment

Context

Outline planning permission has already been granted for a care home on the site, for up to 70 beds (reference 3/2022/0632). Reserved matters have also been granted pursuant to the outline in February 2024 (3/2023/0378) for a 70 bed care home.

Muller have secured an end user for the care home development, but the user's requirement is for a 75 bed care home. Following recent discussions with the LPA, it is accepted that the only way the scheme can be amended to incorporate five further bedrooms within the current operable legislation is to submit a fresh planning application for the development, incorporating the additional five bedrooms.



A suite of technical reports taken from the original outline application has been submitted with the application. Some of these reports refer to a care home of 70 beds but the technical conclusions of the reports are unaffected by the increase to 75 beds.

The application is submitted in outline on the grounds of cost, but seeks approval of layout, access, scale and external appearance at this stage. It is accepted that landscaping will need to be approved as a reserved matter, and this will likely be pursued by the end user in due course.

Differences between the Consented Care Home and the current Planning Application

The principle of a care home has been established on the site through the previous planning permission.

The reserved matters approval (reference 3/2023/0378) clearly provides a care home development that is acceptable in terms of layout, access, scale and external appearance and it is important to note that the current outline application, which seeks approval of the same matters apart from landscaping, is identical in all respects except for the following details:

1. The number of bedrooms has increased from 70 to 75;
2. On the north facing elevation at the eastern end of the building there is a change to the fenestration at lower ground floor level where a pair of double doors and windows serving a lounge on the approved scheme has changed to two single doors and windows serving two new bedrooms;
3. The footprint of the building in the northeastern corner has increased marginally by moving out the northern wall and southeastern gable wall by approximately 500mm.

In comparative terms the position in relation to floorspace and bedrooms is as follows:

Floor	Consented		Proposed		Difference	
	GIA	Bedrooms	GIA	Bedrooms	GIA	Bedrooms
Lower Ground Floor	1317m.sq	22	1336m.sq	22	+ 19m.sq	Nil
Ground Floor	1305m.sq	25	1324m.sq	27	+ 19m.sq	+2
First Floor	1275m.sq	23	1294m.sq	26	+ 19m.sq	+3
Total	3897m.sq	70	3954m.sq	75	+57m.sq	+5

In terms of gross external area, the consented care home has a GEA of 4112 sq.m. The proposed will increase this to 4120 sq.m, resulting in an overall difference of 8 sq.m. This results in an increase of less than 0.2% overall. Thus, it can be seen that there is a very marginal / insignificant increase in the scale of the care home.



It should be noted that there are no changes to the height of the care home building, or the proximity of the southern walls of the care home to the existing residential properties on Pendle Road. The separation distances remain exactly the same as the consented scheme.

In terms of site access and site layout, again these details are completely unchanged. This includes the retention of the sub-station, the turning area, electric vehicle charging points and disabled car parking spaces. 28 car parking spaces are proposed as before, and the internal cycle parking is also unchanged.

While the number bedrooms increases by 5 the number of car parking spaces remains unchanged at 28 spaces. The end user has confirmed that 28 spaces is adequate for their requirements. The attached letter from Oculus Real Estate, who will be developing the care home on behalf of their operating partner, confirms that the proposals including the 28 spaces meets their requirements.

Since the original outline planning permission was granted, national legislation has changed and brought in a requirement to achieve a minimum 10% Biodiversity Net Gain. At the reserved matters stage of the existing outline planning permission, we were able to demonstrate that the scheme would deliver a BNG of over 113%. In support of the new planning application the original Biodiversity Net Gain Baseline report is submitted, together with a detailed Biodiversity Net Gain Assessment report by BEK, including their Biodiversity Metric 4 Calculation Tool. This is based on the detailed landscaping proposals from the reserved matters approval, and while landscaping is a reserved matters for the current application, it can be readily concluded that the current proposals will be able to achieve the minimum 10% statutory requirement on site.

Conclusion

This planning application for a revised outline planning permission with only landscaping as a reserved matter has been submitted in order to increase the number of bedrooms within the proposed care home by five. This is necessary to accommodate the requirements of an end user.

The changes between the consented care home development and the current proposal are extremely minor in nature and largely related to internal alterations to create the five extra rooms. The only external changes to the building involve a minor increase in footprint by 8sq.m GEA, and a change to fenestration at the lower ground floor level on the north eastern elevation of the building. All other matters remain unchanged.

The applicant is seeking approval of the revised application as soon as possible in order to enable a start on site later in 2024, so that the care home can open in 2025. We trust given the extremely limited differences between the current proposal and that previously approved that the LPA will be able to determine the application as quickly as possible.

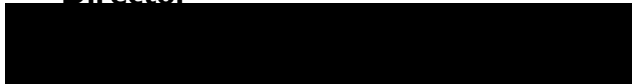
Should you have any question regarding the application or require any further information then please do not hesitate to contact either myself or my colleague William Groarke.



Yours faithfully,



Mark Krassowski BA(Hons)BSc MRICS
Director



Enc. Letter from Oculus Real Estate



Colin Muller
Chief Executive
Muller Property Group
The Point
Crewe Road
Alsager
Cheshire ST7 2GP

24 April 2024

Dear Colin

Re: Pendle Mill, Pendle Road, Citheroe, Lancashire

Further to our discussions, I am writing to confirm that Oculus Investments (Jersey) Limited (Oculus) are happy to enter into a contract, subject to the appropriate planning consents to purchase your development site at Pendle Mill, Clitheroe.

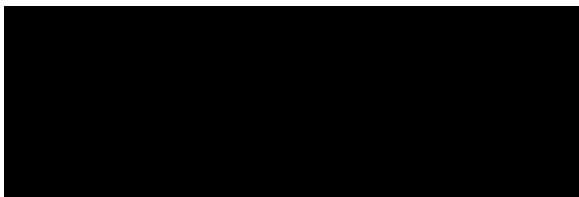
Oculus is a specialist investor/developer that delivers specialist end-of-life nursing facilities that allow our operator partners to better serve complex care requirements of people with significant nursing and dementia care needs through providing a better living / care environment supported with specialist assistive technologies to support their needs. Oculus facilities are also built to industry-leading sustainability standards.

We have worked with your architects, ADG to evolve the previously consented scheme to one that meets the economic and operational requirements of our operating partners. The proposed scheme that you are currently looking to secure planning approval on we believe is sufficient for our operator requirements.. I can confirm that the revised scheme delivers seventy-five (75) rooms, all with ensuite wet-rooms with appropriate amenity and back-of house space allocation together with twenty-eight (28) car parking spaces.

We are excited to commence delivery of this scheme once the necessary planning permissions are secured which we feel will benefit the local community in Clitheroe, particularly in reducing NHS bed-blocking.

Please do contact me should you require any further information.

Yours sincerely



John Saunders
Chief Executive

