

Design and Access Statement

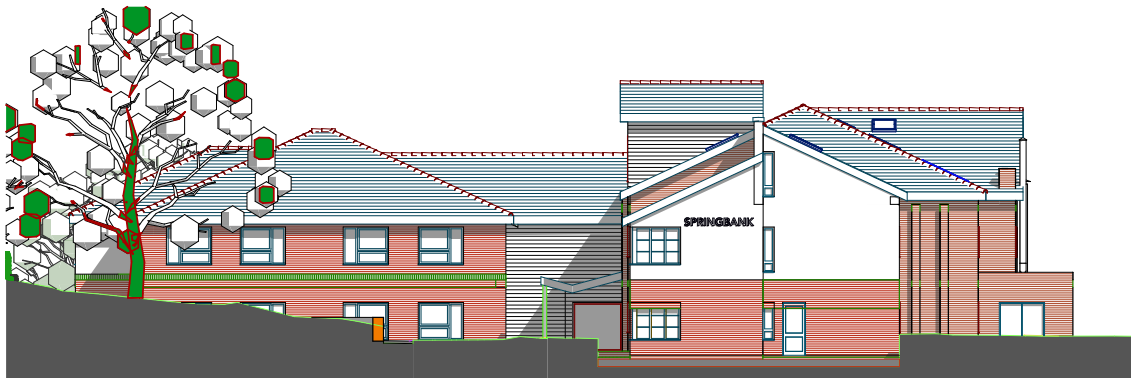
for

Proposed Extensions to Springbank Nursing Home,

Mill Hayes Road, Knypersley, ST8 7PS

Revision A: 20 May 2015

Revision B: 27 July 2015



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Proposed Extensions to Springbank Nursing Home

Revisions:

Revision A: 20 May 2015

Para 6.7 amended to reflect updated Care Needs Assessment Report

Para 6.9 inserted as commentary on the report

Revision B: 27 July 2015

Amended to include car parking survey notes and statement.

Para 11 added to summarise recommendations of noise survey.

Revised drawing listed 4261-P-01-A Site Plan as Proposed and 4261-P-02-A Site Layout as Proposed, amended to show one less parking space.

Appendices 1, 2 & 3 added.

Proposed Extensions to Springbank Nursing Home

1. Introduction

- 1.1. This report is prepared on behalf of our client Care Consortium (Biddulph) Ltd in support of a full planning application to extend the facilities at Springbank Nursing Home to improve the standard of accommodation which is to be offered. The substance of the extension will be to create two new wings to the building which will be suitable to offer facilities for the Elderly Mental and Infirm. The space standards for such a facility are higher than can be offered with the current home. We will show that with the rising demand for higher dependency bed spaces it is essential to the long term sustainability of the home and the needs of the local community that the extensions be provided.
- 1.2. The report will show that the proposals although in green belt should not detract from green belt and will have an overriding benefit to the local community.

2. Planning History

SMD/1996/0001 - (86/00296/OLDDC) -
change of use to elderly persons accommodation - Refused 26/06/1986

SMD/1986/0956 (86/00663/OLDDC) -
conversion and extension to form nursing home - Refused 13/11/86

SMD/1998/0405 (98/00422/OLDDC)
extensions alterations to nursing home - Approved 21/05/1998

SMD/1998/0406 (98/00423/OLDDC)
30 bed nursing home - Withdrawn

SMD/2001/0787 (01/00385/FUL)
Phase 2 & 3 extension to nursing home - approved 31/08/2001

3. Planning Consultation

- 3.1. In advance of this application we have sought advice from the local authority in the form of a formal pre-application consultation which was through the planning officer Christopher Johnston.
- 3.2. We have received advice and a written report with regard to the application broadly supporting the proposals (see Appendix).

4. Precedent

- 4.1. The application is broadly similar to the approved application SMD/2001/0787 (01/00385/FUL): Phase 2 & 3 extension to nursing home - approved 31/08/2001
- 4.2. The current proposal differs primarily in footprint size in order to meet the room size requirements of the current guidance and expectations of residents and the local authority for higher dependency occupants. The current expectations are that each bedroom should have en-suite facilities and that there should be more space in each room to receive visitors and for staff to be able offer manual assistance to both sides of a bed. This adds significantly to the average bedroom size.
- 4.3. The current proposals are also given more detailed consideration but would be broadly similar to the previously approved scheme.
- 4.4. The abovementioned application was approved in 2001 as meeting special circumstances in providing an essential service for the area. We will argue that the demand for good quality beds is greater now than it was then, and the anticipated demand will rise steadily over the next few years as will be supported by the Care Needs Assessment report which accompanies the application.

5. Location

- 5.1. The nursing home is located on Mill Hayes Lane, part of a small cluster development outside the southern outskirts of Knypersley, itself the south side of the district of Biddulph, just off the Tunstall Road (A527).
- 5.2. The original building contained squash courts and is set against light industrial/ storage buildings to the west, a pair of substantial semi-detached houses to the east side, two older building to the north side of Mill Hayes Lane, now used as a Care Home, and open land to the south.
- 5.3. The land to the west of the Tunstall Road is designated industrial land and a lot of new development has happened in that area over recent years.
- 5.4. To the south-west of the site there is an incongruous road of terraced houses.
- 5.5. The cluster development sits wholly within the the designated Green Belt.

6. The Business Case and Local Need

- 6.1. Springbank Nursing Home is one of the most popular residences in the area, not so much for the quality of accommodation which is passable, but because it is renowned for the quality of care offered. The facility has over 95% occupancy and has more demand than they can accommodate.

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- 6.2. It is on the back of this reputation that Care Consortium will be keen to extend its quality of service with a quality of accommodation to match and to meet the growing demand in the area for dementia and high dependency residents.
- 6.3. Whilst the home retains its reputation for providing good quality care the last redevelopment of the facilities was some years ago and the national standards have since moved on, the local authority requirements are more demanding and the expectations of residents have changed.
- 6.4. It is also true to say that increasingly the residents tend to be a higher dependency category. This is due to two main reasons. Firstly, people are more likely to want to stay in their own homes longer, with community assistance, and only move on when they really can no longer manage on their own and secondly there is increasing incidence of what are seen as age related diseases such as dementia and Alzheimer's disease. Although it is illustrated in the accompanying Care needs Assessment Report there is also an increase in early on-set dementia which will effect the long term demand.
- 6.5. To ensure that the nursing home can provide for the changing demand and stay in-line with Local Authority and the Quality Care Commissions standards and to be able to provide for the changing market for care, Springbank needs to expand and improve to provide high quality bespoke facilities.
- 6.6. To test the market and to demonstrate to the local authority that there is a genuine long term demand Care Consortium commissioned a Care Needs Assessment Report from Healthcare Property Consultants from York, specialist researchers in the field.
- 6.7. The report confirms that there is a demand to be met particularly with regard to EMI care as witnessed by the following extract from the Executive Summary:

Within a 3 mile radius of The Home is a significant population in the region of 83,000 persons. In comparison to the national profile, the current proportion of that population at retirement age or above is high and the population over the age of 85 is forecast to rise by 91% - a higher level than average - over the forthcoming 15 years.

The existing care home estate comprises a mix of converted premises and (generally dated) purpose built accommodation. With the proportion of single bedrooms in line with national expectations, the proportion of reported en-suite bedrooms falls dramatically short.

Over a decade ago the Department of Health (by way of National Minimum Standards) required all new care homes to provide single en-suite bedrooms for service users. We now live in an era where the elderly should not be required to share a bedroom in their latter years. Indeed, it is a reasonable expectation that they should benefit from at least an en-suite wc (if not wet room). The supply/demand dynamics have therefore been assessed with this in mind.

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Whilst there is a total supply of registered beds sufficient to accommodate statistical demand, the existing supply of appropriate accommodation (en-suite bedrooms) is inadequate. Indeed the shortfall amounts to 208 en-suite bedrooms – rising to 314 by 2020 on the assumption of equal or nil attrition and development

With an overall statistical shortage of en-suite bedrooms throughout the Target Area, we would also make specific comment in terms of immediate provision. As detailed by schedule and map in this document, there are no other nursing registered homes (for the elderly) and only two small care homes (elderly) within a mile of The Home, suggesting a specific demand in the immediate locality.

We therefore confirm our findings that a strong argument exists for further development based upon current supply/demand dynamics.

- 6.8. The above is illustrated on page 2 of the report with a table showing an under supply of beds locally and more particularly accommodation with en-suite facilities. This is reinforced with statistical evidence on page 3, which shows a higher than average over 55 population in the area and a consequently anticipated rise in the over 85 population.
- 6.9. Furthermore the assessment is based on an assumption of nil attrition. With the majority of the local supply being to the old standards it is inevitable that there is going to be significant reduction of bedrooms due to an inability to meet the current standards, unless this is countered by significant development, such as we are proposing.
- 6.10. Section 5, pages 7 and 8 shows statistical evidence with particular regard to dementia care, show a significant shortage of supply together with growing demand year on year.
- 6.11. Care Consortium (Biddulph) Ltd can justify meeting the need through providing additional bed spaces with particular focus on catering for EMI (Elderly Mentally Infirm) residents.
- 6.12. This area of high demand will be met with the new wings which are more readily suited to creating this accommodation and the remaining existing bedrooms retained for less demanding residents with potential for future improvements following the establishment of the new wings.

7. Design Considerations

- 7.1. The existing nursing home is a simple two storey brown brick building with a flat roof. which has had some previous extensions. primarily an extension to the north of the building to create additional bedrooms and lounges added to the south side (application SMD/1998/0405 (98/00422/OLDDC)- extensions

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alterations to nursing home - Approved 21/05/1998). also added were external fire escapes.

- 7.2. The conversion allowed for entering in the middle of the plan with communal facilities in the middle and bedrooms wings to the south and east.
- 7.3. The brief was primarily to create groups of rooms of sufficient standard to create an EMI care facility.
- 7.4. The principals of the massing was to follow the original concept, previously approved, to create individual pavilions. The idea of making each pavilion an individual entity was considered, but this would have made managing each very difficult, not to mention wasteful in terms of space as then each wing would have to have its own staircase and lift.
- 7.5. It was also always a consideration to provide a pitched roof for the existing building which naturally follows that a good use should be made of the attic space created. This will primarily allow for more generous back-up facilities, staff areas, storage and plant.
- 7.6. The plan is extended to the south (the South Wing) in line with the existing building (demolishing the previous lounge extension in the process) and to the East, adjusted to generally align with the neighbouring house thus avoid encroaching on any of the primary views from the house. This is set off the current south wing, which now will be the central hub of the two wings from which it can be managed. This allows the EMI wing to be separate and self contained which is better for security and efficient management.
- 7.7. The house to the east of the property is about 2.5m higher than the existing floor plans, which means that despite the higher floor to floor from ground to first, to match the existing levels, the proposed roof line will be similar to the house adjacent, therefore should not appear to dominate.
- 7.8. Each floor has a cluster of eight bedrooms which is considered a suitable number for additional assisted bathing facilities and is therefore readily managed.
- 7.9. The north wing has a small extension to incorporate an internal staircase, which needs to be done because external fire escapes are not really suitable in the circumstances and the attic storey needs to have a suitable escape stair. In conjunction with this a small quiet lounge is to be provided for each floor for the non-EMI residents who will be losing their lounge to the south side.
- 7.10. The cross sectional span of the main building is quite big so a it is proposed to use a relatively shallow sloping roof, which still allows for some head height to provide a some attic accommodation over the existing building. The roof will be hipped to avoid large clumsy gables and to generally keep the impression of a low rise development, which is softened by the low hip roofs. The extension roofs will be lower than the main roof so that the extensions are clearly secondary to

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the main building, but at the same time it is the roofscape that ties the old and the new together.

- 7.11. Extending slightly outside the roof line will be the lift shafts and the stairs to the upper floor, which we have accommodated in a quasi dormer construction.
- 7.12. The new wings will introduce a bit of variety of materials, in part to break down the mass and to have "softer" aesthetic than the existing building.
- 7.13. The base material will be a browny red brick, chosen to be complementary to the original brown brick but a less harsh brick, with rendered panels and selected areas of timber boarding, to give a softer aesthetic.
- 7.14. The roof will be a plain tile (large format) concrete tile finish - a slate grey colour with red ridge and hip tiles.
- 7.15. Externally there is currently a limited private court area for sitting out. The new form will allow for a properly landscaped garden to be created, which is partly sheltered and secure, all with views to the open country beyond.

8. Additional Accommodation and Floor Area

- 8.1. The proposals consist primarily of two new bedrooms wings a lounge and staircase on the north side and the creation of an attic storey by the addition of a pitched roof. The additional built area is 1,030m² of additional building plus 280m² of usable floor area in the roof space - largely given over to storage and plant. See table below:

Location		Gross Internal Floor Area
South Wing	-	520 m
West Wing	-	510 m
North Staircase and Lounge	-	38 m
Attic Storey	-	280 m
	Total	1348 m

- 8.2. The number of additional rooms is scheduled on the following tables. In total 34 new rooms are created with a loss of 14 existing rooms. This is a nett gain of only 20 rooms, but importantly these will be good quality rooms suitable for the needs of high dependancy residents.
- 8.3. It should also be noted that there is a fair proportion of the additional area created which is simply support space, staff accommodation, storage and plant, which arises in as much as the space created within the proposed new roof may as well be useful.

Proposed Extensions to Springbank Nursing Home

Schedule of Accommodation							
Ground Floor as Existing				Ground Floor as Proposed			
Bedrooms		Rooms	People			Rooms	People
Doulton Suite							
Ensuite Single .		5	5	Retained		5	5
Single		3	3	"		3	3
Staff WC (Female)	1			"	1		
Assisted Bathrooms	1			"	1		
Sluice	1			"	1		
Separate WC	1			"	1		
Wedgewood Suite							
Single		6	6	Area rearranged for ancillary accommodation		0	0
Shared		1	2			0	0
Assisted Bathrooms	1						
Sluice	1						
Separate WC	1						
New East Wing							
Single Ensuite						8	8
Assisted Bathrooms					1		
Sluice					1		
Separate WC					0		
New South Wing							
Single Ensuite						9	9
Assisted Bathrooms					1		
Sluice					1		
Separate WC					1		
Total Ground Floor		15	16			25	25

Proposed Extensions to Springbank Nursing Home

Schedule of Accommodation							
First Floor as Existing				First Floor as Proposed			
		Rooms	People			Rooms	People
Minton Suite							
	Ensuite Single .		3	3	Retained		3 3
	Single		7	7	“		7 7
	Staff WC (Female)	1			“	1	
	Assisted Bathrooms	1			“	1	
	Sluice				“		
	Separate WC	1			“	1	
Central Suite							
	Single .		3	3	Retained		3 3
	Shared		4	8	“		4 8
	Assisted Bathrooms	1			“	1	
	Sluice				“		
	Separate WC	1			“	1	
Beswick Suite							
	Single		7	7	Area rearranged for ancillary accommodation “		0 0
	Shared						0 0
	Assisted Bathrooms	1					
	Sluice	0					
	Separate WC	1					
New East Wing							
	Single Ensuite						8 9
	Assisted Bathrooms					1	
	Sluice					1	
	Separate WC					0	
New South Wing							
	Single Ensuite						9 9
	Assisted Bathrooms					1	
	Sluice					1	
	Separate WC					1	
	Total First Floor		24	28	Person FF		34 39
	Total Ground Floor		15	16	Persons GF		25 25
	Grand Total		39	44	Total Room/Persons		59 64

9. Employment and Staffing

9.1. The management of the Springbank Nursing Home responded to a simple staffing questionnaire as follows:

STAFFING QUESTIONNAIRE

1.a Total Current Staff: 46

1.b Total New staff: 56 (*ie 10no. additional staff*)

2.a No. of nursing and care work staff on a 12 hour shift -

Current: 6no. on the day shift and 4no. on the night shift.

Proposed: 10no. on the day shift and 6no. nights

b. No. of ancillary staff working 6 to 6.5 hours shifts (laundry / kitchen):

Current : 3no. on short shift.

Proposed: 5no. on short shift

c. No. of handymen working 8/9 hour shift

Current: 1no, Monday and Friday - 2no. Tuesday, Wednesday , Thursday

Proposed: possibly 2no. throughout the week

d. No. of admin staff working 5/7.5 hours:

Current: 2no. Monday to Friday

Proposed: no change

Generally the number of staff on shift at one time will be 18-21, including management. In this instance there would normally only be 8-10 staff cars plus visitor parking.

3. What percentage of the staff drive to work regularly.

30% of general staff are estimated to drive to work regularly.

On both 12 hrs and 6/6.5 hour shifts some staff are dropped off and picked up from work. There is evidence of car sharing and a minority use public transport, there is a bus stop 100 yards away.

4. Do you regularly get particularly busy periods where there is pressure on the parking?: The current car park copes with visitor parking. There are no fixed visiting hours therefore there is no peak or "rush hour".

5. Where there are one off events where you do get pressure on parking is there an alternative plan with other local parking or do you know of arrangements that could be made?

We have a reciprocal parking arrangement with the residential home across the road for special events (eg. Christmas show).

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- 9.2. It can be seen from the response to the questionnaire that their will be a local benefit in employment terms even if it is only 10 places, but perhaps more importantly in the long term it would ensure the security of tenure for 56 jobs.
- 9.3. It can also be seen that the additional employment is not expected to add undue pressure to the parking facilities as it is estimated that only 30% of staff actually drive to work.

10. Parking and Access

- 10.1. In traffic and parking terms nursing/care homes are one of the lowest traffic generators in any use class.
- 10.2. The home currently has little requirement for parking and is served by a crushed gravel drive and parking area to the rear of the property. It is unfortunate that the main aspect from the lounge also over looks the parking area. The proposals will improve the parking area, including providing accessible parking spaces and level access. It will also provide an additional area of accessible garden space with open views to the south.
- 10.3. The current car park is not marked out, but if it was we have shown that you could get 25-26 cars in, although unmarked parking is typically a lot more inefficient, therefore it is unlikely to meet those numbers. However the staff estimate that there are rarely more than 12-15no. cars including visitors and this is backed up by a manual parking survey which has measured parking at set times through the day on an average week. See table below:

Day	Date	Time / Number of Vehicles				Comments:
		08:00	12:00	16:00	20:00	
Tuesday	14 Jul 2015	5	11	5	-	
Wednesday	15 Jul 2015	5	10	9	10	
Thursday	16 Jul 2015	4	8	8	5	
Friday	17 Jul 2015	5	9	5	4	
Saturday	18 Jul 2015	7	8	8	-	
Sunday	19 Jul 2015	-	-	-	-	
Monday	20 Jul 2015	4	6	5	-	
Sunday	26 Jul 2015	2	7	2	2	

- 10.4. The low pressure on the parking can be attributed to the fact that it is estimated that 60% of the staff currently arrive either by public transport, share transport or are given a lift. This last is aided by the shift times of 7:30 to 19:30, therefore

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there is rarely any pressure on the parking. The small number of additional numbers to run an extra 20 bedrooms, 5-6 people, would probably only add one or two regular cars to the parking.

- 10.5. The proposed site layout shows 21no. car parking spaces, which in reality is close to what it is currently available and it would seem unlikely that significant pressure would be created with the uplift in the bedroom numbers.
- 10.6. The original proposal was for 22no. parking spaces, but one of these would have interfered with tree roots and hence has been omitted.
- 10.7. The site is and will continue to be serviced from the north side, just off the entrance crossover. There is room at the entrance for a large van or small wagon, such as a bin wagon to pull in and do a 3 point turning manoeuvre down the drive.

11. Noise Assessment Report

- 11.1. A noise assessment report has been produced by RS Acoustic Engineering Ltd.
- 11.2. In summary the report determines that there is a modicum of background noise which can be ameliorated with robust construction and double glazing.
- 11.3. However there is occasionally excessive noise from the workshops to the south-west of the site which could cause daytime disturbance and the installation of acoustic trickle ventilation to reduce the need to open windows has been recommend for the the south west elevation.

SECTION 2

12. Planning Policies

12.1. Following a pre-planning application consultation a number of policies were highlighted as pertinent to this application and we will address these in the following paragraphs.

Core Strategy

13. SS1. Development Principles.

13.1. The proposals should satisfy the principles of SS1 of the Core Strategy as the scheme will in particular contribute to the social and economic improvement of the Staffordshire Moorlands through provision of much needed additional quality care accommodation. The proposals will enhance the facilities generally provide additional high demand services and accommodation, give long term security of employment and generally enhance the visual quality of the existing accommodation and site.

14. SS5b. Biddulph Area Strategy.

14.1. One of the key elements of the SS5b is *"increasing the range of available and affordable house types, especially for first time buyers, families and older people, including extra care housing"*. It also suggests that small urban extensions into the green belt could be justified to meet this demand. The accommodation proposed will offer additional care accommodation of 34 units, which will be of higher standard to meet the increased demand for high dependency facilities.

14.2. The site is technically with green belt area, however the design does not encroach beyond the boundary of the property which is essentially part of small block of developed land, nor past the southern point of the adjacent light industrial buildings to encroach on open land. This minor intrusion on the green belt could be justified against the demand and the enhanced visual amenity afforded by a co-ordinated extension and provision of a pitched roof to the existing building.

15. SS6c. Other Rural Areas Area Strategy.

15.1. The proposals should be acceptable under this policy as we re providing "community facilities which meet a local need, where that need cannot be met in a settlement within the hierarchy. In such cases the development should be in a sustainable location close to an existing serviced settlement." Combined with "Enabling the limited expansion or redevelopment of an existing authorised business for employment uses". Whereby the proposed extension will allow for some additional employment, but more importantly it will maintain the long term viability of the business.

15.2. SS6c also states its aim to "Maintain the Green Belt within Staffordshire Moorlands but its detailed boundaries will be reviewed to ensure that its

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purpose in separating the urban areas and maintaining their identity is consistent with the need to promote sustainable patterns of development around settlements in or on the edges of the Green Belt. This review will be undertaken through the Site Allocations DPD to allow for any small scale site allocations required to meet local needs in exceptional circumstances." These proposals could be seen to be exceptional circumstances to meet local needs whilst at the same time remaining within the pattern of development that has already been established within the Green Belt.

16. **SD1.** Sustainable Use of Resources.

16.1. The benefit of the proposed extension in terms of sustainability is that it extends and enhances the use of an existing building in an area that is already built upon. The existing building is not very energy efficient and the proposals will need to meet modern energy standards. The proposals also include for the addition of an attic storey which will significantly improve the energy efficiency of the existing building. Externally the proposals will be adapted to include for sustainable drainage measures with surface water being returned to the ground where possible rather than running to the main drainage system.

17. **SD3.** Carbon Saving Measures in Development.

17.1. The extensions will themselves be of a good level of thermal insulation which will benefit the institution as generally the average temperature needs to be maintained at a good level to account for the elderly occupants. The original walls may not be improved greatly but the inclusion of an attic storey will make a very significant positive difference to the energy usage of the building.

17.2. An element of solar panels will be introduced to benefit from the large roofscape.

17.3. The heating will be modernised and infrared panels will be used to

17.4. Surface water will largely be returned to the ground, rather than used as grey water as a very high level of hygiene will be required within the facility when dealing with vulnerable residents.

18. **H1.** New Housing Development.

18.1. Although not categorised as "housing" as such the additional bedrooms provided to the Nursing Home will account for permanent accommodation for an additional 20 elderly and dementia care people. The end result will also be significantly improved accommodation and facilities for a total of 64 people within a more sustainable long term business model.

19. **DC1.** Design Considerations and **DC3.** Landscape and Settlement Setting.

19.1. The existing nursing home building was developed from the conversion of a squash court facility built in the early 70's which is a basic brown brick box with windows punched into it. The extension we believe will add to the character of

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the property and allow for a “softer” aesthetic with a variety of brick, render and some feature cladding and a low pitched roof designed to tie the whole of the proposals together.

19.2. Overall the building should be more coherent and have a better aspect from the open land beyond.

20. **T1.** Development and Sustainable Transport.

21. The site is located to the southern boundary of the Knypersley Village, just off Tunstall Road, which is on the main bus route from Biddulph to Newcastle under Lyme via Tunstall. This notwithstanding Nursing Homes are one of the lowest car journey requirements of any development and with a small increase in staffing we would anticipate very few additional journeys. However the nursing have produced a travel plan separately which confirms that anticipated journeys and how the management will assist the staff with travel arrangements.

National Planning Policy Framework

22. Section 9: Protecting Green Belt Land

22.1. According to the National Planning Policy Framework the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

22.2. The development in this case will not encourage sprawl, merging of towns or even really encroach into the open countryside as the development is wholly within the grounds of the existing property. One wing being in line with the adjacent property and the south wing built over the existing car park.

22.3. Two key statements from the National Planning Policy Framework are “As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances” and “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.”

22.4. The proposals do create an extension which is quite substantial, however the existing nursing home has an excellent local reputation and will be fulfilling a much needed and demand. A demand which is predicted to increase year on

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year as we have an ever growing ageing population and dementia and other age related dependent illnesses are set to rise. Furthermore the existing facilities will struggle to meet the future demand, not just in terms of numbers but with the quality of the facilities. The original nursing home was designed to take care of the elderly who wanted assistance with catering, general care and company. It is now far more prevalent for residents to be higher dependancy, requiring more direct assistance and therefore the additional facilities to provide for that care and assistance. The modern standards and expectations have increased significantly over the period and is essential for the nursing home to modernise and expand to cater for these needs.

- 22.5. Consideration the minimal real impact on the open countryside and character of the area, which is partly dominated by large industrial units, this development by itself would not stand out as significant. Therefore the harm to the green belt is minimal and is clearly outweighed by the special circumstances of the long term local benefit.
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Proposed Extensions to Springbank Nursing Home

Supporting Documents

To support the application the following drawings are provided:

- 4261-E-10 Site Layout as Existing
- 4261-E-11 Ground Floor as Existing
- 4261-E-12 First Floor & Roof as Existing
- 4261-E-13 Elevations As Existing
- 4261-L-01 Location Plan
- 4261-L-02 Aerial Views of Site
- 4261-L-03 Photos 1
- 4261-L-04 Photos 2
- 4261-P-01-A Site Plan as Proposed
- 4261-P-02 -A Site Layout as Proposed
- 4261-P-03 Ground Floor GA as Proposed
- 4261-P-04 First Floor GA as Proposed
- 4261-P-05 Second Floor as Proposed
- 4261-P-06 South Wing Ground Floor
- 4261-P-07 South Wing First Floor
- 4261-P-08 East Wing Ground Floor
- 4261-P-09 East Wing First Floor
- 4261-P-10 Link Section Ground Floor
- 4261-P-11 Link Section First Floor
- 4261-P-12 SE & SW Elevations as Proposed
- 4261-P-13 NW & NE Elevations as Proposed
- 4261-P-14 Axonometric Views

The following reports are provided:

- Care Needs Assessment by Healthcare Property Consultants (HPC)
- Car Parking Survey
- Noise Assessment Survey
- Tree Survey and Report

Appendix 1: Original of Car Parking Survey

Springbank Nursing Home
 Mill Hayes Road, Knypersley, ST8 7PS
 CAR PARKING SURVEY JUNE 2015

Day	Date	08:00	12:00	16:00	20:00	Comments:
Friday	17/7/15.	1 VAN. 4 CARS	1 VAN 8 CARS.	1 VAN. 4 CARS.	4 CARS.	
Saturday	18/7/15	7 CARS	8 CARS	8 CARS		
Sunday	26.7.15	2 CARS	7 CARS	2 CARS	2 CARS	
Monday	20/7/15	1 VAN. 3 CARS	1 VAN. 5 CARS.	1 VAN. 4 CARS.		
Tuesday	14/7/15	1 VAN. 4 CARS	1 VAN 10 CARS.	1 VAN. 4 CARS.		12.00 STAFF CARE MEETING IN TOP LOUNGE.
Wednesday	15/7/15	1 VAN 4 CARS.	1 VAN. 9 CARS.	1 VAN. 8 CARS.	1 motorcycle 9 CARS	STAFF MEETING IN TOP LOUNGE.
Thursday	16/7/15	1 VAN. 3 CARS.	1 VAN. 7 CARS.	1 VAN. 7 CARS	5 CARS.	

Instructions: Count the number of vehicles in the car park including any service vans and enter that number in the box for the day and time above.

Proposed Extensions to Springbank Nursing Home

Appendix 2: Plan of Green Belt

Springbank Nursing Home is marked with a red dot.



Appendix 3: Pre-Application Advice

PRE-APPLICATION SCHEME: EXTENSION TO CARE HOME TO PROVIDE FURTHER ELDERLY CARE ACCOMMODATION AND THE INTRODUCTION OF DEMENTIA CARE ACCOMMODATION (REVISED SCHEME OF EXTENSIONS) AT SPRINGBANK CARE HOME, MILL HAYES ROAD, BIDDULPH.

Ref: 13/00460/PREAPP

The pre-app report for proposed extensions to the building was provided (under the above reference) via a letter dated 29th May 2013 (written by Robert Forrester, the case officer at the time). A revised scheme was presented to the Council on 22/9/14 and a subsequent further meeting took place (on 2/10/14) to discuss the amendments. The most recent amended drawings were submitted to the Council on 20/11/14 and also further information has been provided via emails to address the concerns from the local highways authority (Staffs County Council). The responses from the local highways authority have now been received. This report comments on the most recent drawings and information provided to me and should be read in addition to the original pre-app report.

Since the last pre-app report, there have been a number of policy changes, especially at local level. The scheme would now be determined against the policies in the Council's Core Strategy document (CS) adopted on March 26th 2014 and the National Planning Policy Framework (NPPF). The new National Planning Practice Guidance (NPPG) (published 6th March 2014) would also be taken into account. You can view the Core Strategy on the Planning Section of the Council website, www.staffsmoorlands.gov.uk. The policies and guidance that are relevant to the scheme are as follows:

CORE STRATEGY

- SS1.** Development Principles.
- SS5b.** Biddulph Area Strategy.
- SS6c.** Other Rural Areas Area Strategy.
- SD1.** Sustainable Use of Resources.
- SD3.** Carbon Saving Measures in Development.
- H1.** New Housing Development.
- DC1.** Design Considerations.
- DC3.** Landscape and Settlement Setting.
- T1.** Development and Sustainable Transport.

NPPF

Section 6: Delivering a Wide Choice of High Quality Homes

Section 9: Protecting Green Belt Land

Appraisal

The site is in the Green Belt and under Section 9 of the NPPF, disproportionate extensions to buildings should be allowed only if very special circumstances can be demonstrated which are considered to outweigh the harm to the openness of the Green Belt. The demonstration of very special circumstances was required before the Council approved the unimplemented scheme of large extensions in 2001. As outlined in the pre-app report sent to you in May 2013, the very special circumstances should include the improvements made to the appearance of the building, some evidence that extensions are needed in order to keep the care facility viable and also the demonstration of significant demand for additional elderly care accommodation and dementia care accommodation. You provided a Care Needs Assessment which appears thorough and an updated version of this should be provided with a new planning application.

There is some support in the Core Strategy for the proposal, particularly under Policy H1. The Core Strategy also supports the provision of more care accommodation in Biddulph. However, these factors have to be weighed against the fact the site is outside the development boundary in Biddulph (as outlined in the former Council Local Plan) and is in the Green Belt. I have addressed the Green Belt issue in the above paragraph.

With regard to residential amenity, I consider the proposed east wing should be set back further from the east boundary of the site which is a boundary shared with a residential property. In terms of the future occupants of the care facility, the area to the west of the building (including the area where the unimplemented Phase 2 was approved in 2001) should be landscaped to provide a garden/outdoor amenity area. Furthermore, is there an option for the open area to the east of the south wing to be allocated as garden areas for both elderly and dementia care occupants?

Parking provision is acceptable on the basis of the revised site plan and staff and shift information emailed to me on 20.11.14.

No objections have been received from the pre-app consultees. However, the consultation responses have requested that the following documents should accompany a planning application (which due to the proposed floorspace of the extensions exceeding 1000 sq.m, would be classed as a major application):

- Transport Assessment (requested by the highways authority)
- Travel Plan (also requested by the highways authority)
- Phase 1 Land Contamination Survey (due to historical coal mining in the area which includes the site and which has been requested by the Council's Environmental Health Section)
- Noise Assessment in line with BS8233 and BS4142 (due to potentially noisy uses to the west of the site and which has been requested by the Environmental Health Section)
- Tree Survey (the trees don't appear to be affected by the buildings but could be affected by the parking area and contribute positively to the appearance of the site as well as providing screening to the neighbouring property).

I would advise you to discuss your plans with residents living adjacent to the site as they would be consulted on any planning application received.

The advice given is my own professional opinion and is made without the benefit of wider consultation/public participation and therefore should not be construed as prejudicing or binding the District Council's decision should a future application be submitted.

CJ 25.2.15