



21/00233/REM & 21/00711/REM - Reserved Matters Approval (Outline Planning Permission 15/00456/OUTM)

Introduction

This briefing note is provided on behalf of the applicants, MACC Group and Prospect Capital to assist Members in their consideration of reserved matters applications 21/00233/REM (Phase 1) and 21/00711/REM (Phase 2) at Willow Farm, Moira. This briefing note will provide a summary of the outline consent (application reference: 15/00456/OUT) through which the principle for the delivery of a care-related development on-site was established alongside demonstration that the respective reserved matters submissions are in accordance with the outline consent granted.

Outline Consent (15/00456/OUTM)

Outline planning permission for a residential Care development including apartments, dwellings, and a residential care home was approved through application 15/00456/OUTM in April 2018. Details of access, appearance, landscaping, layout, and scale were reserved for subsequent approval, and it is these details which are now presented to Members for consideration. The principle for the site's redevelopment to provide a Care related development has been established through the outline consent granted and is not for reconsideration with respect to the reserved matters proposals.

Conditions attached to the outline consent require a number of matters to be addressed through the reserved matters submissions. Condition 6 established that the approved care development must not exceed 30 care related dwellings, 66 sheltered units, and a care home with 62 ensuite bedrooms. The phase 1 proposals (21/00233/REM) will provide a 62-bedroom care home with ancillary social and medical space, and a total of 15 care related dwellings. The phase 2 proposals (21/00711/REM) will deliver 45 sheltered (extra care) units/apartments. The respective reserved matters submissions are compliant with Condition 6 of the outline consent, but also propose a less intense development with 15 fewer care dwellings and 21 fewer apartments than were originally approved through the outline consent.

Condition 5 of the outline consent required that the reserved matters submissions must include precise details of the finished floor levels of each care related dwelling, care apartments, and care home accommodation in relation to the finished ground levels across the site in relation to an existing datum point and the existing finished floor and roof levels of dwellings on Ashby Road located opposite the site. Both reserved matters submissions are accompanied by site section drawings which provide the requisite finished floor level details and demonstrate the relationship between the development and existing dwellings across the Ashby Road.

Condition 6 of the outline consent required that the reserved matters submissions are accompanied by a development masterplan for the whole of the site, providing details of site layout, open space, surfacing, footpaths, landscaping, density, and scale. Combined site masterplans have been provided alongside each of the reserved matters submissions, demonstrating accordance with this condition.

Condition 11 of the outline consent required that a scheme of intrusive site investigations, including scheme of remedial works, was submitted to and approved by the Council prior to the submission of any subsequent reserved matters application. This condition was discharged on 28 September 2018. Similarly, Condition 19 of the outline consent required submission of a Phase 1 Habitat Survey and Great Crested Newt Survey prior the submission of any reserved matters application. Condition 19 was discharged on 5 June 2018 so has been complied with in full.



Design

The design of the proposals has been revised through extensive engagement with the Case Officer and the Council's Urban Design Officer. The submitted site layout initially sought to locate the care home and apartment block at the site's Ashby Road frontage with care dwellings located to the rear. This design approach was not supported by Officers and local residents, and was therefore revised to locate the care home and apartment buildings to the rear of the site with care dwellings to address the site's Ashby Road frontage. The amended site layout ensures that the proposals effectively utilise the levels changes of the site in order to accommodate the care home and apartment block. This design approach is also consistent with the indicative site masterplan provided at the outline application stage.

The design approach for both the care home and apartment block has also been subject to substantial revision through engagement with Officers. Contemporary and traditional design approaches have been explored for the care home, whilst the materials palette has been selected for use has been directly informed by the Council's Urban Design Officer. The design approach for the apartments has also been carefully considered, particularly with respect to the scale and massing of the building. The total number of apartments proposed has been reduced from 66 to 45 which has enabled these units to be delivered within a single apartment block located at the south eastern extent of the site and is supported by the Council's Urban design Officer.

Both the apartment block and care home feature the use of timber effect cladding in order to reflect the National Forest Character of the area which will be further complemented by the proposed landscaping scheme. This includes formation of a pedestrian link from the site into the woodland to the east of the site. The scheme is supported by the National Forest Company.

Highways

Through the determination of the outline application, information has been provided to demonstrate that the level of care development proposed would be suitably accessed and would not adversely impact on the wider highway network. The reserved matters submissions under consideration propose a reduced quantum of development than the scale originally approved through the outline consent so will have a reduced impact on the wider highway network.

Conditions 8 and 9 of the outline consent require that off-site highway works are delivered, including a reduction in the speed limit of Ashby Road to 30mph, and provision of a pedestrian crossing point. These off-site highway works are therefore secured and will be undertaken by the applicant.

The County Highways Authority have no objections in relation to the proposed site access, layout, or off-street parking provision for both phases of the development. The car parking provision for the care home has been informed by the parking requirements of similar care home developments operated by MACC Group and it is not anticipated that occupants of the care home would have a private car.

Operation of the Care Development

Further clarification is provided of how the proposed Care development will operate with respect to the different residential formats. Whilst the operation of the development is not a planning consideration pertinent to the determination of the reserved matters proposals, it is hoped that the additional clarification provided will re-assure the Council of the high-quality care, the development will accommodate.

The development will operate as a cohesive care community, with occupation restricted to those over 55 years old. The care dwellings will provide residential accommodation for individuals and couples who have a lesser care requirement, so are able to live relatively independently with the security provided by an additional extra care package if desired. The care apartments provide a more intermediate Extra Care offer, providing accommodation for those who are able to live relatively



independently but with support. The proposed care home would then provide an intensive care offering for those individuals with substantial care needs. It is therefore envisaged that residents of the development could move within the development to a format of accommodation that best meets their care needs at that time but also that there is flexibility between the level of care within the dwelling and apartment formats that would facilitate living independently for longer. The provision of a variety of care offers on site also assists with fostering a sense of community within the development.

In this respect, a variety of care dwellings are proposed to be provided on site including two-storey dwellings and single storey dormer bungalows. Whilst these dwellings will be made available for occupation by individuals over the age of 55 years, occupants of the dwellings will not necessarily be 'in care' and are anticipated to be able to live relatively independently. The dwellings are not proposed to provide accommodation for those with more substantial care needs or mobility issues as the apartments and care home would provide a more suitable care offer in this circumstance. The proposed Care dwellings will enable couples to live together for longer and the provision of two storey dwellings and single storey dormer bungalows provides flexibility for residents in how they utilise this space. However, the reassurance of being on a managed care development with 24 hour staffing and nurses nearby can allow residents to continue living independently. As such, residents will move into the development where their health requires, and there is typically capacity for residents to move between the various accommodation formats as required.

The care development is proposed to be operated by MACC Care Limited, a registered care provider. MACC Group operate a total of 13 care homes across the West Midlands, including the newly opened Watermead Rose Care Home and apartments in Leicester City. All of the care homes operated by MACC Group are regulated by the Care Quality Commission and are regularly inspected under Section 60 of the Health and Social Care Act 2008 as part of the Commissions regulatory functions. The inspections undertaken by the Care Quality Commission include health and safety checks including reviews of procedures for infection control; provisions for protection and security; and facilities provided. The design of the care accommodation has been informed by, and meets, these requirements. The care home design meets the care and space standards set at the National level and those applied by the Care Quality Commission. Through application of these standards the development will meet the Category 2, Category 3(2a) or Category 3(2b) requirements of the Building Regulations, Approved Document M, Volume 1; as well as providing wheelchair access. MACC Group seek to provide an environment that engages residents and will enhance their lives, meeting the requirements of policy in respect of seeking to exceed the most up to date standards as well as facilitate an improvement in the quality of care to be provided.

Admission to the facilities for nursing care will be defined on the basis of negotiation with the Care Quality Commission as a provider of regulated care activity with residents admitted on the basis of requiring personal and / or health care. It is likely that the majority of future residents will be sourced from the local area, and therefore there is no requirement to limit occupation based upon geographic location. On this basis residents often have pre-existing links to family and friends in the locality.

MACC Group are specialised care providers and deliver a variety of care accommodation to meet the needs of occupants. Nursing care is provided by MACC Group for individuals who require constant monitoring and support. Registered nurses would be present on site 24 hours a day to provide care. Professional care is also available within MACC care homes for residents living with progressive brain conditions including Alzheimer's disease and dementia. The dementia care offered by MACC Group is fully accredited with the governing bodies for dementia. In addition, MACC Group provide respite care as a short-term accommodation offer for individuals recovering from illness or a stay in hospital. The care provision offered by MACC Group is resident-lead and based upon an assessment of each



individual's needs. Residents living within the care dwellings or apartments can request varying levels of assistance dependant on their needs and can adjust this as their needs change.

MACC Group already successfully operate care homes within the Leicester Clinical Commissioning group area, with rates independently agreed with local authority departments and the NHS in this area. MACC already have agreements in place across the region, supported by the adult care commissioner. MACC are able to demonstrate to the Council that they already work closely with local health authorities as well as the clinical commissioning body, with their existing operating care homes providing spaces when required and at agreed rates.

Through the consultation undertaken for the application it is apparent that concerns have been raised with respect to the provision of health and GP services to future residents of the Care Home, particularly in respect of increased pressure on GP Practices locally. MACC Group already have a close working relationship with GP Practices within the Leicester Commissioning Area, so propose to extend these working relationships to the proposed homes at Moira that would mean the residents do not put pressure on existing local GPs. This system is satisfied through allocated visit days to care homes, on-call resources, virtual assessment of health requirements and a collaboration with Care Home staff to ensure that the needs of residents are addressed; with independent physiotherapists, occupational health care and nursing provided in the care home following the recommendations of Doctors.

Critically, these existing arrangements that MACC Group have in place will mean that the residents will not add further pressure on GP Practices or Health Services based in and around Moira. As such, there are satisfactory Primary Health Care services to serve the residents of the development within an accessible proximity.

The care related dwellings and apartments will be made available for leasehold sale only, and therefore will be retained as part of the care development on site in perpetuity.

With regards to the waste management proposals for the development, private waste contractors will collect receptacles from the dwellings if residents are not in the position to present them to the bin collection point as part of the management for the site. Designated bin collection points are required to be provided through the conditions proposed to be attached to any reserved matters consent granted and fulfil the Council's design standards.