

**97-99 Grantham Road,
Bottesford, NG13 0EG**

**Issues & Options Local Plan
Consultation**

January 2024



WARNER



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1 Introduction

This Statement is prepared and submitted by Warner Planning Limited on behalf of Bluecrest Land (Bottesford) Limited. It prepares a response to the current Issues and Options consultation relating to the emerging Local Plan and promotes available and deliverable land at 97-99 Grantham Road, Bottesford, with a view to assisting in the preparation of the Development Plan.

At this juncture, we would highlight that this site has not been previously considered for development as part of the Local Plan. However, due to a change in ownership the site can now be considered as available and immediately deliverable in the context of the Development Plan, with the principle of development being considered acceptable as part of a recent Pre-Application. We would therefore respectfully request that the site is considered as part of this emerging document.

In addition to this Statement, the following plan is submitted in support of this submission:

- ✿ Location Plan

This Statement sets out the background relevant to the potential allocation of the site, by describing the site and its general locality, before setting out details of the development opportunity. It also responds to the Issues and Options Consultation that is currently being undertaken on the emerging Local Plan.

In making this submission, it is our opinion that the site could propose a high quality, sustainable development that will complement the immediate locality and the wider area.

There are significant benefits to be delivered by the development. It is considered that there are compelling grounds to allocate this site for development, with these set out as follows:

- ✿ Redevelopment of a brownfield development site.
- ✿ Bottesford is a Local Service Centre, with good access to services and facilities and is a logical place for development.
- ✿ Site is well related to existing built form of Bottesford.
- ✿ Provision of much needed care home or older person accommodation.
- ✿ Allow rightsizing/downsizing which will help stimulate the local property market.
- ✿ Creation of employment opportunities and economic generation during the construction phase.
- ✿ Creation of employment opportunities once completed enhancing the key service area.
- ✿ The potential to partially cater for the younger demographic housing needs in



addition to the older generations.

- ✿ Opportunity for biodiversity net gain.
- ✿ Improved access arrangements along Grantham Road.
- ✿ Continuation of development in this portion of Bottesford.
- ✿ Opportunity for a high quality design that will be reflective of the local characteristics.
- ✿ There are no current designation that would inhibit the allocation of the site for care provision.
- ✿ Site is located within the defined settlement envelope.

If required, or as part of any subsequent allocation on the site, the necessary plans and accompanying technical documentation can be prepared and submitted to support development on the site.



2 The site and surrounding area

The site is situated in the eastern portion of Bottesford, which is designated as being a ‘Local Service Centre’ within the current Development Plan, meaning that it is a settlement “that act as a local focus for services and facilities in the rural area. They have the essential services and facilities (primary school, access to employment, fast broadband, community building) and regular public transport, as well as a number of other important and desirable services such that they are capable of serving basic day to day needs of the residents living in the village and those living in nearby settlements. These villages should have all four of the Essential services and a good range of important and other facilities.”

Currently the site consists of two residential plots, each with a single dwelling and substantial outbuildings and hardstanding, with the remaining land being utilised as amenity space for the existing properties.

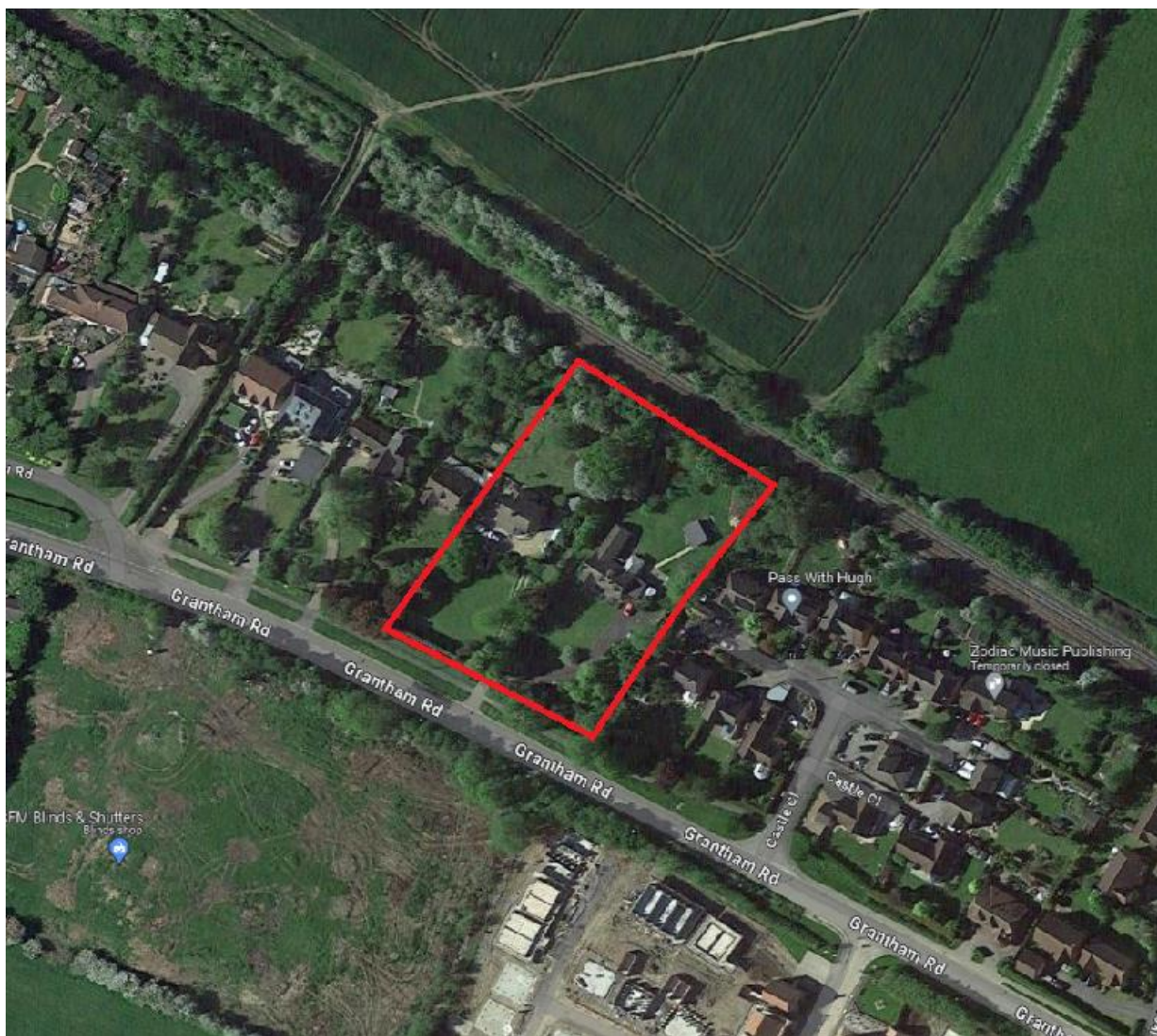


Figure 1: Site Location Plan (for identification purposes only).



The key details for the parcel of land being brought forward are as follows:

Attribute	Detail
Address	97-99 Grantham Road, Bottesford, NG13 0EG
Site Area	Circa 0.52ha
Promoted by	Bluecrest Land (Bottesford) Limited
Current Use	Residential
Brownfield	Yes
Proposed Use	Care Home

The surrounding uses to the west, east and south east are residential in nature, and to the north is a rail line and then agricultural fields. To the south of the site is a housing allocation (BOT2) in the adopted Development Plan.

In terms of access onto the site, both of the plots currently share an access point off Grantham Road. As part of the proposal a new access will also be proposed for the residential dwelling situated immediately west of the site.

Currently, the site is bound by a mixture of fencing and vegetation.

There are a number of planning precedents for the site, which are set out in the below table:

Attribute / Constraint	Comment
Green Belt	Not located within the Green Belt
Area of Outstanding Natural Beauty	Not located within the AONB
Within Settlement Envelope	As per the Neighbourhood Plan, the site is located within the Settlement Envelope.
Conservation Area	Not located within the Conservation Area
Listed Building	There are no heritage assets on the site, with the nearest being a Scheduled Monument circa 350m to the south west.
Flood Zone	Site is within Flood Zone 1 and has a low probability of flooding from rivers and the sea. The site is located outside the reservoir flood risk areas. The majority of the site is at very low risk of surface water flooding, but the south and south-east portion of the site abutting Grantham Road are a mixture of medium to high.



Environmental Designation	None on or impacting upon the site.
Site Specific Allocations	None on the site.
Neighbourhood Plan Area	Bottesford Neighbourhood Plan was 'made' in October 2021, but there are no site specific policies.
Public Rights of Way	None on the site, but the nearest (F93/1) is circa 80m west of the site.
Area of Separation	Site is not located within an Area of Separation

The below table sets out the planning history for the site:

Reference	Proposal	Status
00/00511/FUL	Proposed extensions and alterations to dwelling. Ainsdale 99 Grantham Road Bottesford Nottingham NG13 0EG	Permitted 2 nd October 2000
23/00746/TPO	T1 - Ash Tree - Crown Lift by 3-4m as extending over into neighbouring property. Ainsdale 99 Grantham Road Bottesford Nottingham NG13 0EG	Permitted 19 th October 2023
23/00756/TPO	Two ash trees along boundary with 99 Grantham Road - remove to ground level 4 Castle Close Bottesford Leicestershire NG13 0EH	Refused 1 st November 2023



The Surrounding Area

The settlement of Bottesford has a good provision of services and facilities available, highlighting the sustainable and suitable nature of the settlement. The site is situated circa 1km from the centre of Bottesford. The available services can be summarised as follows:

- ✿ Convenience Shop (350m)
- ✿ Train Station (675m)
- ✿ Public Park (550m)
- ✿ Allotments (400m)
- ✿ Churches (900m)
- ✿ Dentist (1,200m)
- ✿ Village Hall (950m)
- ✿ Public Houses, Restaurants, Takeaways (1,000m)
- ✿ Sports Clubs (900m)
- ✿ Pre-School (1,300m)
- ✿ Primary School (1,300m)
- ✿ Secondary School (1,400m)
- ✿ Garden Centre (1,750m)
- ✿ Local Businesses located throughout the settlement.

In terms of road connections, the settlement is well located in regard to the surrounding road networks. The A52 is situated circa 0.6km to the south of the site and provides a link to Grantham and Nottingham. The A1 is located approximately 6.8km east of the site and this provides access to Newark-on-Trent, Grantham and Stamford.

The nearest bus stop is situated 250m west along Grantham Road, and this provides regular services to Bingham, Grantham, Colston Bassett and East Bridgford.

Bottesford Train Station is located circa 700m to the north-west of the site, and is operated by EMR, who provide regular services to Skegness, Nottingham, Liverpool Lime Street and Peterborough



3 Proposed Development

This site is put forward for allocation in the emerging Local Plan for a care home development, for which there is demand locally needing to be met.



Figure 2: Indicative Proposed Site Plan

The above plan shows an indicative scheme for the site to show how a care home could be brought forward on the site and how this would assimilate within the surrounding context.

Indicatively, the scheme would consist of the main care home building, the bin/cycle store and other small buildings to facilitate the activities on the site.



It is expected that the site could deliver up to 76 bedrooms in line with the space standards for the industry. In addition to the bedrooms, there will be the communal, leisure and service spaces located throughout the development to enable a high level of care to be provided on site. This will be coupled with plentiful landscaped spaces around the built form.

As shown on the plans, the front of the building addresses Grantham Road. The building steps to respect the building lines to the existing properties either side of the site. This creates a more natural building line to Grantham Road. There is also ample separation between the proposed and existing neighbouring dwellings.

The site slopes from the rear to the front in the region of 4m and therefore the element to the rear of the site will generally only appear one and half stories when viewed from the neighbouring gardens.

The access from Grantham Road to the centre of the site has been widened to allow for two way traffic coming into the site. There is sufficient space on the site to provide a policy compliant level of parking, which would include a portion of electric charging points, disabled parking spaces and an ambulance/mini-bus spaces. There would also be suitable space to create a turning head for service vehicles. The bike and bin store has been placed to the front of the building for ease of access and collection.

The building could be designed to allow wheelchair users to access all areas of the building. Provisions to allow this include, 2no. passenger lifts, level door thresholds and wide doorways. Corridors are also a minimum of 1.2m wide with regular 1.8m wide passing bays. A wheelchair ramp has been provided to the private amenity spaces to the rear of the building to ensure all areas of the garden are accessible.

The care home has been designed in response to the architectural style of the surrounding area. Indicatively, the care home has been designed in response to the site analysis and review of the architectural style of the surrounding area.

The detailing of the more traditional elements of the scheme has drawn on precedents found to the immediate surrounding buildings as well as those in the historic core of Bottesford. This includes brick and stone detailing to windows and doors, and banding around the building. There are three slightly different styles to the four buildings, in terms of their detailing to ensure there is variety, depth and character to the architectural design of our proposals.

The proposed materiality of the scheme will be high quality to ensure that the building contributes positively to the area. The materiality will include brick, stone, and render to the walls. To the roofs will be red and grey tiles and a standing seam metal roof to the more modern elements of the building. The windows, doors and curtain glazing will be aluminium, with metal



louvres. The colours of the brick and stone will vary across the elements of the building to add variety and architectural interest to the scheme.

Our client is keen to make the building as sustainable as possible by taking a fabric first approach to its construction. This involves making the buildings as well insulated and airtight as commercially viable to reduce the amount of energy the building takes to heat and cool.



4 Response to Issues & Options Consultation

In terms of the provision of a care home for older people, the Leicester & Leicestershire Housing & Economic Needs Assessment (June 2022) which supports the emerging Local Plan, sets out the following matters.

The report highlights a large need for extra-care accommodation. It also acknowledges that *“investment in older persons’ residential units would also allow the Council to influence the supply of residential care homes able to meet the needs of both council funded residents and self-funders who continue to require support beyond their level of assets.”*

It should be noted that the population of older persons is increasing, driven by demographic changes including increasing life expectancy. This is a key driver of the need for housing which is capable of meeting the needs of older persons. The below table shows the projected increase in older persons from 2020 to 2041:

	2020	2041	Change in Population	% Change
Under 65	564,037	610,221	46,184	8.2%
65-74	79,735	96,019	16,284	20.4%
75-84	48,755	78,326	29,571	60.7%
85+	18,999	35,671	16,672	87.7%

Given the ageing population and higher levels of disability and health problems amongst older people, there is likely to be an increased requirement for specialist housing options moving forward.

Local planning authorities can count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. The site could potentially make a significant contribution to the Council’s housing land supply.

The site will deliver housing to meet two identified local housing needs, older persons accommodation and contribution towards the provision of housing. In respect to the provision of older persons accommodation the Government have set out that its delivery is ‘critical’. Locally the Council have recognised the projected increase in the older age cohorts of the population and acknowledged that a choice of housing options for older people will need to be provided to meet the housing need and that there is an unmet need for the specialist accommodation of older people. Accordingly, we consider that significant weight can be afforded to the development proposal given its proposed delivery of specialist accommodation



for older persons.

A further housing benefit of retirement developments is the propensity of them to free up existing under occupied housing stock in the area and catalyse housing chains. A report carried out by Shelter in 2012 calculated that nationally if the 20% of older households which are currently under-occupied were to downsize, around 840,000 family sized homes would be released, including 760,000 in the owner occupied sector. Market leaders, McCarthy & Stone find on average around 60% of occupants move into a McCarthy & Stone scheme from within a five mile radius of the site. This increases for larger cities or metropolitan areas with a higher populous of older people.

A report prepared by WPI "Chain Reaction" covers the benefits to the housing chain and helping first time buyers join the housing ladder and notes c.3 million people in the UK over the age of 65 (or 25%) want to downsize. It estimates that every Homes for Later Living property sold generates two moves further down the housing chain, and in certain circumstances this may be more. This frees up homes at differing stages of the housing ladder for different demographics. A typical Homes for Later Living development, which consists of 40 apartments therefore results in 80 additional moves further down the chain. Roughly two in every three retirement properties built releases a home suitable for a first-time buyer. A typical Homes for Later Living development which consists of 40 apartments therefore results in at least 27 first time buyer properties being released onto the market. If 30,000 Homes for Later Living properties were built per year this would be 20,000 first time buyer properties being released each year.

As the Government has recognised in paragraphs 4.42 to 4.44 of the White Paper 'Fixing our broken housing market', helping older people to move at the right time and in the right way can help their quality of life as well as freeing up more homes for other buyers. Under-occupied homes could then be released onto the market where they would be particularly attractive to those in younger age groups in need of larger houses to raise families. The provision of specialist housing more suited to the needs of older persons is likely to encourage them to move and would make a valuable contribution to overall housing needs which should be weighed in the balance.

In August 2018 Mintel found there will be 24% increase in the proportion of the UK population that will be aged 65 and over by 2050. The strongest rate of growth is expected in the oldest elderly where the proportion of people aged 85 and over is expected to treble from 2% to 6%. In 2012, the ONS estimated that there were 12.2 million pensioners in the UK.

The ONS forecasts reveal that the greatest increase by proportion of age group from 2014 to 2039 is represented by the over 75+, specifically a 48% increase during this period. Differently, younger age groups represent a more stagnant growth rate meaning that we should expect to



see a greater proportion of elderly people in the UK in years to come.

Within the UK the shortage of homes for older people is, in fact, greater than the shortage for first time buyers. Evidence suggests that there is significant demand for retirement properties, with surveys by Demos, Shelter and others finding that between a third and a quarter of older people in the UK are interested in rightsizing generally, and a quarter are interested in retirement housing specifically – this equates to at least 2.95 million people aged over 65. Yet there are only 720,000 of such properties in England and Wales.

Analysis suggests that 30,000 new retirement properties need to be built just to meet current demand, and yet the number of these properties is increasing at a rate of just 7,200 per year – a level that has been relatively stable over several years, with only a handful of retirement developers in the market struggling to keep pace of this growth in interest from our rapidly ageing population. Unsurprisingly, just 1 per cent of British people in their 60s are living in retirement housing, compared with 17 per cent in the USA and 13 per cent in Australia and New Zealand.

The NPPF states that: ‘Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, ..., older people, ..., people with disabilities ...).’ This is of relevance when considering the sustainability of the application site. It also advises that ‘relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. ‘The NPPF stipulates that the planning system should be ‘supporting strong, vibrant and healthy communities’ by

‘ensuring that a sufficient number and range of homes can be provided’ It also highlights that ‘strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals’.

In addition, the provision of housing for older people has its own chapter in the Government’s Planning Practice Guidance – demonstrating the importance of this housing group which should be considered in the emerging Local Plan.

In accordance with the accompanying guidance, we have provided a response to the relevant questions of the consultation below:



Policy	Response
Vision and Objectives	<p>Focused and Simplified - We would expect the vision and objectives to make reference to the provision of housing for older people, given that the objectives already note the aging population of the Council. The provision of a care home, would not only enable the cascade of housing, but also provide a range of jobs including those for skilled workers.</p> <p>The most important of the objectives would be:</p> <ul style="list-style-type: none"> ✿ Ensure local housing meets the local communities current and future needs. ✿ Improving facilities for all of the community and providing the new infrastructure needed to support our growing population. ✿ Providing facilities and services to support all age ranges within the District.
SS1	No Comment
SS3	Option 2 – This Policy does not allow for local needs or the provision of care which should be included as part of the new iteration.
SS4	No Comment
SS5	No Comment
SS6	No Comment
C2	Besides ensuring that the retirement homes and accessibility matters are up to date with current guidance we have no other comments with this policy.
C3	Option 2 – The Policy should also include for care home space standards as well as other space standards for development.
C4	No Comment
C7	Option 2 – This policy should also consider the provision of care with the local community and how this should be provided and meet the needs locally.
C8	No Comment
C9	Option 2 – This policy should also consider the provision of care with the local community and how this should be provided and meet the needs locally.
EC1	No Comment
EC2	Option 2 – Policy should be amended to include the provision of facilities and services for the community where this would result in additional opportunity for employment.
EC3	No Comment
EC4	Option 2 – Policy should give weight to the indirect jobs that come from development such as construction, but also for schemes such as care homes, which will create nursing jobs as well as the servicing staff.



EC5	No Comment
EC6	No Comment
EC7	No Comment
EC8	No Comment
EN2	Option 2 – The Policy requires updating to reflect the changes in legislation and also the scale of development and what triggers the requirements.
EN3	No Comment
EN5	No Comment
EN7	Option 2 – The Policy should also consider the type of application and the users so that the contribution links to what is being proposed.
EN8	Option 2 – Agree that the policy needs to be refocused and potentially split to deal with each matter separately, and clearly set out the deliverables as required. Also to consider how the policy can be applied to a wider range of development types and how this needs to be tailored.
EN9	Option 2 – Agree that the policy needs to be refocused and potentially split to deal with each matter separately, and clearly set out the deliverables as required. Also to consider how the policy can be applied to a wider range of development types and how this needs to be tailored.
EN10	No Comment
EN11	No Comment
EN12	No Comment
IN1	No Comment
IN2	Option 2 – The policy should continue to place emphasis on a range of sustainable transport modes and the weight that this can be given, and updated in light of changing national guidance. It should also be added that each development should be considered on its own merits and how the proposed use would impact on the transport, accessibility and parking.
IN4	Option 2 – Agree that the requirement for provision should be expanded to all relevant uses.
D1	Option 2 – Redraft the policy placing great emphasis on compliance with National Planning Policy and looking to ensure that developments continue high quality design from the local context to which it is situated.



5 Conclusion

This Statement is prepared and submitted by Warner Planning Limited on behalf of Bluecrest Land (Bottesford) Limited. It prepares a response to the current Issues and Options consultation relating to the emerging Local Plan and promotes available and deliverable land at 97-99 Grantham Road, Bottesford, with a view to assisting in the preparation of the Development Plan.

It should be noted that Bottesford is designated as a Local Service Centre in the adopted Local Plan, meaning that it has a plethora of services and facilities available to residents, and makes it a viable location for future development opportunities in the District.

The site has no designations on it that would prevent development being brought forward, and the site could deliver a significant provision of needed care home spaces, as part of a bespoke development in a suitable location.

There are significant benefits to be delivered by a high quality design on the site. It is considered that there are compelling grounds to allocate this site as a care home, with these set out as follows:

- ✿ Redevelopment of a brownfield development site.
- ✿ Bottesford is a Local Service Centre, with good access to services and facilities and is a logical place for development.
- ✿ Site is well related to existing built form of Bottesford.
- ✿ Provision of much needed care home or older person accommodation.
- ✿ Allow rightsizing/downsizing which will help stimulate the local property market.
- ✿ Creation of employment opportunities and economic generation during the construction phase.
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- ✿ The potential to partially cater for the younger demographic housing needs in addition to the older generations.
- ✿ Opportunity for biodiversity net gain.
- ✿ Improved access arrangements along Grantham Road.
- ✿ Continuation of development in this portion of Bottesford.
- ✿ Opportunity for a high quality design that will be reflective of the local characteristics.
- ✿ There are no current designation that would inhibit the allocation of the site for care provision.
- ✿ Site is located within the defined settlement envelope.



We would therefore recommend that the site is allocated as a care home as part of the emerging Local Plan, and the comments included as part of the Issues and Options Consultation are considered in relation to the further development of the emerging Local Plan.

We would be more than happy to discuss these comments with the Council, if it would assist.

