

STONE PLANNING SERVICES LIMITED

STATEMENT OF COMMUNITY INVOLVEMENT

For

Full Planning Application for

**The erection of a 72 bedroom residential care home
(C2) and associated access, car parking, refuse bin store
and cycle store and landscaping infrastructure**

land north of Leicester Road, Markfield, Leicestershire.

NOVEMBER 2023

INTRODUCTION

- 1.1 This Statement of Community Involvement is submitted on behalf of Charterpoint (LE67) Limited. It relates to a full planning application for the erection of a 72 bedroom residential care home (C2) and associated access, car parking, refuse bin store and cycle store and landscaping infrastructure on land to the north of Leicester Road, Markfield, Leicestershire.
- 1.2 This Statement of Community Involvement (SCI) outlines the applicant's approach to pre-application consultation and identifies who has been consulted, a summary of the responses received and how the applicant has addressed the main points and issues raised in preparing proposals for the site.
- 1.3 The consultation process has involved the following:
 - A detailed pre application process with Charnwood Borough Council.
 - A detailed pre application process with Hinckley & Bosworth Borough Council
 - Individual notification to local residents providing a link to a web site and feedback provision.
 - Notification to:
 - Markfield Parish Council.
 - Newton Linford Parish Council.
 - Hinckley & Bosworth Markfield Ward Councillors.
 - County Councillor
 - Charnwood Borough Newton Linford Ward Councillors.
- 1.4 The consultation process undertaken by the applicant is compliant with the requirements of the National Planning Policy Framework (NPPF) and is intended to supplement the formal process that the Council will undertake once the application has been submitted.
- 1.5 The following sections of this SCI detail the extent of consultation and community engagement that has been undertaken and the consultation findings.

BACKGROUND

- 2.1 Government policy and guidance encourages community engagement with the planning system, both in the context of developing local plans and informing specific development proposals
- 2.2 This section provides a brief overview of key policy and guidance and how this has informed the approach to pre-application community engagement for the purpose of developing proposals for the application site.
- 2.3 Paragraph 39 of the National Planning Policy Framework (NPPF – 2023) states:
'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community'.

Although this section does give primary guidance to local planning authorities, we consider adhering to this as being best practice as it provides a consistency in approach.

- 2.4 Paragraph 132 of the NPPF states:
'Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot'
- 2.5 The Localism Act (2011), strengthens the role of local communities in planning by introducing a requirement for developers to consult with local communities before submitting planning applications for certain developments (Section 122). This is intended to give local people a chance to comment when there is still genuine scope to make changes to proposals.
- 2.6 The objectives of the consultation were as follows:
 - To understand the community's views on the principle and location for development.
 - To allow adequate opportunity for the community to consider, understand and comment on the nature of the proposals.
 - To promote understanding of the proposals, as well as constraints and opportunities, for the site.
 - To allow the early resolution and solutions to any issues or concerns raised.
 - To ensure the community and key stakeholders are kept informed of progress of proposals for the site where necessary.

CONSULTATION RESPONSES

3.1 The following consultation was undertaken:

- Hinckley & Bosworth Borough Council
- Charnwood Borough Council
- Newton Linford Parish Council
- Markfield Parish Council
- Individual notification sent to the occupiers of residential properties in the locality.
- Notices posted at significant locations in the vicinity of the site – bus stops, etc.
- Individual notifications to Local Ward Councillors

A. Consultation with Hinckley & Bosworth Borough Council

A response was received on 25th November 2022. The main issues raised were:

Principle - The Council would not determine any application until the appeal 3300552 had been determined. [*Now determined and allowed*]

National Forest - site is located within the National Forest. 20% of the site should be dedicated as Forest. If this cannot be met on site then off site planting should be secured or in exceptional circumstances a financial contribution of £77,000.

A tree survey should be submitted.

Design and sustainability - the use of timber and green roofs and walls would reflect the site's location. Should also consider sustainable design. BREEAM Standards to be achieved.

General landscaping - a detailed landscaping scheme will be required.

Ecology - grassland may have biodiversity value. Need to review is the grassland meets the LWS criteria; if it does then development should not take place.

Southern hedge is species rich. BNG assessment required.

GNC survey/mitigation plan required. Badger survey required.

Archaeology - no further investigation required.

Affordable housing - provided there are no units that provide full independent living there will be no affordable housing contribution.

NHS - A contribution of £14,089.60 is requested. Existing facilities would need to be improved.

Planning policy - Markfield is a Key Rural Centre. The site lies within countryside and the proposal does not meet any of the exceptions set out in Policy DM4. It is noted that none of the built form lies within the Borough, hence consideration is likely to focus on the characters of the countryside and ecological impacts as a result of the access.

Locationally the site is close to everyday services.

There is no need for the applicant to demonstrate need for a C2 use but the 2019 Housing Needs Study did show a current shortfall in provision and an overall shortfall of 1322 beds by 2036 Design - this will fall for Charnwood to consider. A Building for Healthy Life Assessment is recommended.

Site sits within the Charnwood Forest Settled Forest Hills Landscape Character Area. Design should reflect the area and its location within the National Forest. Existing front hedge to be retained with a 5m buffer. Additional planting should be incorporated.

Submitted design generally supported. Timber to be incorporated.
A Landscape and Visual Impact Assessment should be provided.

Residential Amenity - in view of the distances from existing properties the proposal would not adversely affect existing properties.
A noise survey should be submitted in view of the proximity to the A50.

Highways and parking - a Transport Assessment and Travel Plan should be submitted together with a Stage 1 Safety Audit. Visibility splays of 2.4 x 65m are required.
It is likely that a contribution to improvements to the Field Head Roundabout will be sought.

Flood Risk and Drainage - site lies within Flood Zone 1. Surface water runoff will need to be controlled. Infiltration preferred. A Flood Risk Assessment should be submitted.

Ecology - GCN and Badger surveys required

B. Consultation with Charnwood Borough Council

A response was received on 20th January 2023.

Principle - site lies within countryside. However, it is acknowledged that the Borough only has a 3.34 year supply of deliverable housing sites. Accordingly, paragraph 11 (d) of the Framework is engaged. The most relevant policies with regard the delivery of housing, including care homes, are out of date.

Relevant policies in the Borough of Charnwood Local 1991 – 2006 are:
CT/1 – General principles for Areas of Countryside, Green Wedge and Local;
Separation
CT/2 – Development in the Countryside
EV/1 – Design
TR/18 – Parking Provision in New Development

The Charnwood Local Plan 2021-37 (draft) which will replace the adopted Local Plan and Core Strategy is at an advanced stage of its development and may be a significant factor for a planning application. The policies are largely similar to the existing.

Other relevant policy documents:

Design SD 2020
NPPF
NPPG
The National Design Guide

Highways - a Transport Assessment and Travel Plan should be submitted. 2.4 x 65m visibility splays required. And a Stage 1 Safety Audit

Design - the design should respond positively to the local context. Design should take account of:

1. The National Modal Design Code and Charnwood's Design SPD.
2. Identify any impacts the proposal will have on the wider landscape and how it will be mitigated.

3. Identify how the design of the various elements of the scheme have been informed by the local character.

Biodiversity - a Biological Impact Assessment will be required.
Flood Risk - site lies within Flood Zone 1.

C. Notification to Newton Linford Parish Council

The Parish Council was notified on 25th October. No comments have been received.

D. Notification to Markfield Parish Council

The Parish Council was notified on 25th October. No comments have been received.

E. Individual notification sent to the occupiers of residential properties in the locality.

Leaflets (Copy attached as Appendix 1) were sent to the occupiers of properties in the locality on 25th October 2023 advising of the proposed planning application and inviting them to view the plans via a web site link and provide comments. The area was extended, and further leaflets delivered on 31st October 2023. The extent of the leaflet drop is indicated on Appendix 2; the position of the site notices is shown in blue.

Resident responses were received:

Resident 1 stated:

- Should build on brownfield land.
- Hedges will be removed.
- Development will be on the busiest road in Markfield.
- Right turning vehicles into the site will be an accident hazard.
- No benefits will accrue to Markfield because the site lies in Charnwood.
- Impact on doctors.

Resident 2 - An email was also received stating that the proposal was a good idea. It would also provide job opportunities.

A full response to the comments from Charnwood Borough Council and Hinckley and Bosworth Borough Council are found within the Planning Statement.

F. Local Councillors.

One response was received:

Commented on the traffic congestion at the Field Head roundabout at peak times. Area of consultation should be increased.

Response

Following receipt of the response from the Councillor the Leaflet Zone drop was extended and further site notices erected.

With regard to the resident's comments:

- There are no suitable brownfield sites in the locality that could accommodate a care home.
- Only one small section of hedge will be removed to provide for the access. Additional hedge planting is proposed including across the existing access that fronts Leicester Road.
- A Transport Assessment has been prepared to accompany the planning application. Traffic flows associated with a Care Home are low; no residents will have cars. There will be visitors to the care home but again these flows will be low. Furthermore, they are unlikely to coincide with the Peak hours. The impact on the local highway network will be minimal.
- The care home will provide an opportunity for local families in Markfield in providing much needed accommodation and jobs.

CONCLUSION

- 4.1 An extensive pre submission consultation has been undertaken involving a range of stakeholders.
- 4.2 Very detailed and helpful responses were received from the two Local Planning Authorities which have shaped the formal planning submission.
- 4.3 All of the issues raised by the respondents have been explored.

Appendices

Appendix 1 - Individual Flyer delivered to local residents.
Appendix 2 – Plan of the area of consultation

Dear Neighbour,

We are writing to inform you of our proposals to develop part of the land to the north of Leicester Road, shown below, for a 72-bedroom care home.

By way of background to the applicant, Charterpoint is a company specialising in all forms of senior living. We have established there is a need for a modern, purpose-built care home to meet the needs of older persons in the Markfield area.



We will shortly be submitting a full planning application for the development and, an artist's impression of what the completed scheme will look like is shown below.



We consider ourselves to be respectful, approachable and considerate neighbours during both the construction and the future operation of the development. It is our intention to submit the Planning Application in the near future.

Once the application is submitted to Charnwood District and Hinckley and Bosworth Borough Councils, you will be formally consulted, and any comments should be submitted directly to the Councils which will consider them as part of the planning process.

In the meantime, the draft plans can be viewed online at: www.charterpointplanning.co.uk/markfield/. We would welcome any comments you may have. These can be made via the website or the email address opposite.



Forthcoming Planning Application

Residential Care Home

Land to the North of Leicester Road, Markfield

CONTACT

Charterpoint Senior Living
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Leicester Road Elevation
Proposed Residential Care Home
Land to the North of Leicester Road, Markfield



Land Off Leicester Road, Markfield- Map Showing Consultation Distribution