



# Planning Statement

To support an application for a New Care Home  
Development

Former Trinity Leisure Centre Site

on behalf of Hinckley Project 1

March 2025

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## 1.0 Introduction

- 1.1 This statement has been prepared on behalf of the applicant, Hinckley Project 1, in support of a full application submitted to Hinckley & Bosworth Borough Council
- 1.2 The application seeks full planning permission for a 72-bed care home, with associated landscaped grounds, staff and visitor car parking, cycle storage and an ambulance drop off area, on land at the former Trinity Leisure Centre Site Coventry Road Hinckley. The Care Home will be operated by Tanglewood Care Services Ltd (Tanglewood),
- 1.3 The Proposed Site Plan shows the layout of the development and is enclosed in Appendix 1.
- 1.4 This report addresses the main planning issues in the context of the guidance of the National Planning Policy Framework (NPPF) and the adopted and emerging Local Plan policies. The findings of technical reports are set out, alongside any identified mitigation required to ensure that any identifiable adverse impacts are attenuated
- 1.5 The report is structured as follows:
  - Section 2 provides a description of the site location and its surroundings;
  - Section 3 provides an overview of the proposal;
  - Section 4 identifies planning policies relevant to the site and proposal;
  - The planning history of the site is included at Section 5;
  - Section 6 sets out the need for a care home
  - Section 7 addresses the Planning considerations and provides an overview of the technical reports which accompany this application;
  - Section 8 provides the conclusions

## 2.0 Site Description and Context

- 2.1 The application site (the site) is located within the centre of Hinckley, with a frontage onto Coventry Road and Trinity Lane. The site was the former location for the Council's Trinity Leisure Centre (now demolished).
- 2.2 The site area extends to 0.460ha.
- 2.3 The site is within the town centre boundary, and is located 150m from The Crescent, a shopping area containing a Sainsburys and various retail and food and drink outlets. The site is less than 100 metres from the start of the main town shopping area along Regent Street.
- 2.4 Subsequent to the leisure centre being demolished this part of the site consists of levelled rubble. However the landscaping and trees to the east along Coventry Road have been retained and remain in situ.
- 2.5 The site is surrounded by a mix of uses. To the north is a public car park, residential flats, dwellings and a Grade II listed church.
- 2.6 To the south, there is a mix of uses, including residential, employment, a relatively newly built Lidl store, car wash facility, funeral directors and retail units across Coventry Road to the south east.
- 2.7 The site is surrounded by a mixture of two storey and three storey buildings.
- 2.8 A series of photographs, attached as Appendix 2 illustrate these views.
- 2.9 The nearest bus stops are located immediately adjacent to the site on Coventry Road and Trinity Road whilst the town bus station is located within 100m at The Crescent. Cycle routes run past the site frontage and the train station is located to the south of the town centre, 750m from the site or an 11 minute walk.
- 2.10 The site is in a sustainable location with a variety of services and facilities within walking distance of the site. This not only meet the needs of residents but also those of the support staff and visitors.

## 3.0 The Proposal

3.1 It is proposed to develop the site to provide a new bespoke-designed, purpose-built three storey, 72 bed residential care facility for the elderly with associated access, car parking, ambulance drop off area, and new landscaping.

3.2 The proposed site plan has been included in Appendix 1 of this statement.

3.3 The facility will be fully compliant with the National Care Standards Act 2000; providing single-room accommodation, with en-suite facilities and an appropriate ratio of communal/recreational space per resident together with level access throughout. The facility is described more fully within the accompanying Design and Access Statement.

3.4 There are three floors;

- Ground floor - 16 ensuite bedrooms plus the staff area and the kitchen and laundry
- Second floor - 28 ensuite bedrooms.
- Third floor - 28 ensuite bedrooms

3.5 Each floor has the following provisions;

- Dining room and lounge
- A tea room/quiet room/games room
- Assisted bathroom
- Drug Store
- Sluice
- Cleaner store
- One pair of interconnecting bedrooms for couples
- Outdoor enclosed space

3.6 The building is accessible via a level main entrance, located to the rear from the dedicated car park.

3.7 Once through the entrance, a central reception space opens up the ground floor and views will be

had of the hair salon and wellness suite and through to the dining room and lounge which leads out to a covered terrace. Also on the ground floor is the cinema room and multi faith room. These rooms are designed to be multi-purpose and can accommodate various uses such as meetings and/or events.

- 3.8 The ground floor also contains the staff only service area, comprising of a kitchen, laundry room and the staff changing room. These rooms are enclosed and orientated into the site so that their functional use is internalised. There is a separate external entrance to this area for safety and operational requirement purposes
- 3.9 The upper floors all compose the same layout and are accessible via lift from the entrance area, this means that residents can easily access the communal facilities on the ground floor. Stairwell access is provided for staff members on each side of the building also providing an emergency exit.
- 3.10 Each of the upper floors accommodate 28 en-suite bedrooms, a resident lounge/ dining room, an enclosed outdoor space and a quiet lounge. Each floor has appropriate facilities to cater for a diverse range of needs, including a hoist store, assisted bathroom and WC, secure drug store and cleaning storage. On each floor the main lounge and dining area is located in the centre of both wings providing a focal point internally.
- 3.11 As such, the scheme has been designed from the offset to cater for the specific needs of the residents, staff members and visitors. It has been designed in conjunction with the care workers who understand the day-to-day operational needs of delivering the highest standards of care for the elderly and vulnerable people. The internal layout is thoughtfully designed to ensure the delivery of the care home is successful and future proof.

### **The Operator**

- 3.12 Tanglewood Care have been directly involved in the design and layout of the proposals to ensure that it is designed to meet their operational needs and equally the specialist care needs of residents.
- 3.13 This includes high quality private accommodation; accessible and inclusive living spaces; communal leisure and recreation facilities; safe outdoor and indoor contemplative and leisure spaces, and an elderly friendly design. The scheme conforms to design standards and is a dementia

friendly design which has been engineered upfront to be fit for purpose and future proof.

- 3.14 Tanglewood Care Homes have extensive specialist experience in designing and delivering first-class care homes.
- 3.15 Operating from a Head Office in Boston Lincs, Tanglewood have been providing high quality care homes for the past 35 years. Tanglewood currently operate 19 care homes, initially across Lincolnshire but latterly, Nottinghamshire, Leicestershire, Yorkshire and Bradford. During 2025, Tanglewood will take possession of 4 further homes in Manchester, Huddersfield, Leicestershire and Durham.
- 3.16 They currently care for 774 vulnerable residents and employ 1050 members of staff.
- 3.17 Tanglewood take pride in providing quality care in comfortable, relaxed and homely surroundings. They offer a wide variety of care options, from short to long term placements, residential, residential dementia, nursing and nursing dementia. They enjoy a good working relationship with our colleagues from Local Authority and NHS.
- 3.18 Tanglewood treat each and every project individually according to its location and the needs of those who will benefit from the service.

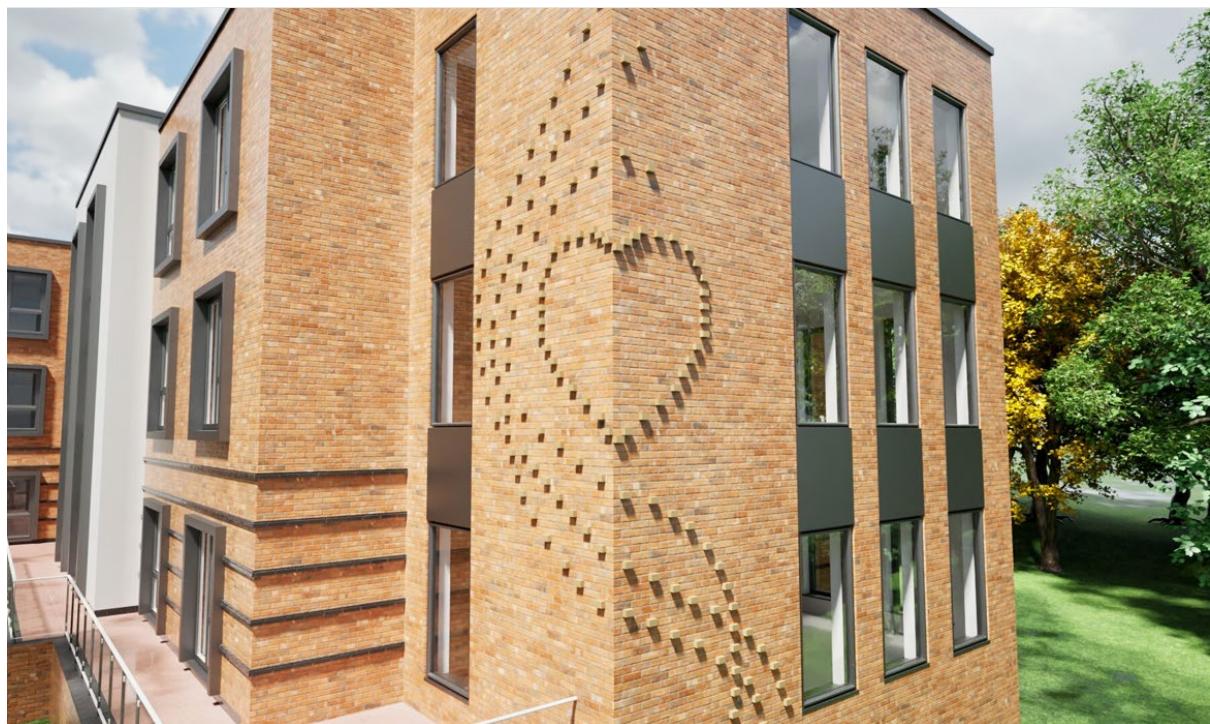
#### **Public Art – Isla Tansey**

- 3.19 Incorporation of Heart-Shaped Terracotta Brickwork: Honoring Isla Tansey's Legacy
- 3.20 We understand that the park proposed as part of the extant residential scheme was and will be named in honour of Isla Tansey. The applicant wishes to respect this legacy and is proposing their own form of tribute.
- 3.21 The façade of the proposed care home can feature a distinctive heart-shaped design, meticulously crafted from buff bricks. This design element serves as a heartfelt tribute to Isla Tansey, a courageous 7-year-old from Hinckley, Leicestershire, who, in April 2018, initiated the #IslaLastones movement. Isla, diagnosed with the terminal brain tumor DIPG, began decorating stones with vibrant designs and hiding them for others to find, spreading joy and fostering community

connections. Her simple act ignited a global movement, uniting individuals across the world in a shared mission of kindness and community spirit.

3.22 The heart motif proposed for the building's façade symbolizes the warmth, unity, and hope that Isla's initiative inspired. By incorporating this design, we aim to reflect the essence of Isla's legacy bringing people together and spreading happiness. The buff bricks detail not only adds visual richness but also represents the diversity and inclusivity of the community we serve. This design choice is a testament to our commitment to honoring Isla's impact and ensuring her spirit continues to inspire and unify.

**Proposed Public Art;**



## 4.0 Relevant Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004), states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section identifies national and local policy and guidance relevant to the proposal.

### Adopted Local Plan

4.2 The Adopted Plan is made up of the following documents;

- Core Strategy DPD (Dec 2009)
- Site Allocations and Management DPD (July 2016)
- Hinckley Town Centre Area Action Plan DPD (March 2011)

4.3 There are no specific policies relating to care homes in either document.

### Relevant Supplementary Planning Documents (SPDs)

- The Good Design Guide SPD (2020)

### Core Strategy -Adopted 2009

4.4 The most relevant policies are;

4.5 **Policy 1: Development in Hinckley** which sets out a number of measures to encourage development that will support the role of Hinckley as a sub-regional centre including new housing, employment and retailing floorspace and leisure facilities and improved transport infrastructure and health care provision and addressing deficiencies in the quality, quantity and accessibility of green space and play provision. Development is required to be of the highest environmental standards.

4.6 Although now out of date the spatial objectives for the Borough still remain relevant to this application including the following;

4.7 **Spatial Objective 5 Housing for Everyone** seeks to focus development in and around the Hinckley area. Although not specifically mentioning care this policy does talk about the needs of the

older population.

4.8 **Spatial Objective 9 Identity Distinctiveness and Quality of Design.** To ensure development contributes to the local distinctiveness of the borough and enhances the settlement identity and the environment through the quality of sustainable design. Design and other measures will be used to develop strong community identities and neighbourhood pride.

4.9 **Spatial Objective 11: Built Environment and Townscape Character** To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.

4.10 **Spatial Objective 13: Transportation and Need to Travel** To reduce the high reliance on car travel in the borough and to increase the opportunities for other forms of transport by focusing on the majority of development in the Hinckley urban area where there is a range of transport options available and through securing improvement to public transport infrastructure and facilities that promote walking and cycling and through the use of travel plans.

### **Site Allocations and Management DPD July 2016**

4.11 Within the Site Allocations and Management DPD the site is allocated as HIN08 - Leisure Centre/ Coventry Road/Trinity Lane with a designation for 66 dwellings (reflecting the extant consent).

4.12 The permission has been implemented, and therefore Policy SA1 -Safeguarding Site Allocations is not strictly applicable as this deals with sites that have planning permission not yet implemented. However this policy does state;

*Alternative land uses and the revision of the quantum of development proposed may be considered appropriate where;*

- The proposal would not prejudice the settlement's development requirements as outlined in the Core Strategy; or*
- It is adequately demonstrated that the type and quantum of development is no longer viable.*

4.13 **Policy DM1 Presumption in favour of Sustainable Development** states where proposals accord with the Plan they will be permitted, where there are no relevant policies then permission will be granted as long as any adverse impacts are outweighed by the benefits.

4.14 Pertinent to this application the policy states that;

*Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise, taking into account whether:*

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- b) Specific policies in that Framework indicate that development should be restricted.*

4.15 **Policy DM10 Development and Design** sets out the design criteria which should be met by all new development including protecting the amenities of nearby residents / occupiers, and those of future residents /occupiers of the development, being in keeping with the character of the area, incorporating a high quality of landscaping, conserving energy and resources, providing electric charging points, utilising SUDs, and incorporating principles of Secured by Design.

4.16 **Policy DM17: Highways and Transportation** seeks to make the best use of public transport services and maximise the use of sustainable transport modes and ensure there are no detrimental highway safety impacts

4.17 **Policy DM18: Vehicle Parking Standards** states all new development should provide an appropriate level of parking in accordance with the 6C's Design Guide including disabled parking.

#### **The Hinckley Town Centre Area Action Plan March 2011**

4.18 This document pre-dates the extant planning consent for residential development which does set a precedent for this site. However, it is important to note the site is identified for development within this. The Policy seeks a landmark building and an area of soft landscaping on the frontage.

## **Emerging Local Plan**

4.19 A Regulation 18 consultation ran from July – September 2024, to address a number of new matters including;

- the ONS produced new figures which would increase the housing targets,
- the unmet need from Leicester was published.
- The Council was advised that they would be affected by Nutrient Neutrality
- BNG regulations were formally introduced.

4.20 There are no specific policies relating to care or older person housing in the emerging plan, but Hinckley remains a key focus for development.

4.21 Following the new NPPF in December 2024, the Council are updating their evidence and further consultation is expected in September 2025.

## **NPPF (The Framework)**

4.22 National policy is defined by relevant paragraphs of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (NPPG). It is a material consideration in the determination of planning applications.

4.23 At the heart of the NPPF is a ‘Presumption in Favour of Sustainable Development’ (paragraph 11). In terms of determining planning applications, this means:

*‘approving development proposals that accord with an up-to-date development plan without delay; where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole’.*

4.24 Paragraph 39 sets out that Local planning authorities should approach decisions on proposed development in a positive and creative way. Further, decision-makers at every level should seek to

approve applications for sustainable development where possible.

4.25 In section 5 the NPPF aims to deliver quality and choice of homes, while seeking to create sustainable, inclusive and mixed communities. To achieve this, a mix of housing types, tenures and prices is needed and a mix of different household types such as families with children, single-person households and older people (including those who require retirement housing, housing with-care and care homes).

*“Older People” are defined at Annex 2 as “People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs”.*

4.26 On this basis, the Government’s objective to ‘significantly boost’ the supply of new homes should apply equally to specialist forms of housing, including residential care homes (Use Class C2

4.27 Chapter 11 refers to ensuring developments make effective use of land. Under Paragraph 125, point C explicitly states planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict or contaminated unstable land.

4.28 Section 12 identifies that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

## 5.0 Planning History

5.1 Of particular relevance to this application is the extant consent application reference 18/01237/FUL granted in October 2019 for;

*Erection of 66 apartments within two apartment blocks and 7 houses, including the provision of access, open space and associated infrastructure*

5.2 Following on from this was the discharge of the pre-commencement conditions ref 21/00719/DISCON and agreement from the Council that a material start had been made on site.

5.3 This application for the care home, falls within the red line area of the extant consent and in effect replaces one of the approved apartment blocks with a 72-bed care home. A comparison of the two schemes are provided below;

Extant



Proposed



5.4 The principle of re-developing the site for development of this scale and form has therefore been established.

5.5 The difference between the extant and proposed are summarised below;

5.6 The planning use will be C2 rather than C3 and the proposed block is solely for the provision of

residential care.

- 5.7 The proposed care home is at three storey rather than the approved four storey apartment block.
- 5.8 Rather than accommodating car parking at ground level under the building, this will be provided in a dedicated adjacent parking area.
- 5.9 The building occupies a similar position on the plot, as discussed under design uses the same material palette as the approved building and provides a substantial landscaping scheme around the frontage.

## 6.0 Need

- 6.1 There is no policy requirement for the applicant to demonstrate need, however we felt it pertinent to set out the case for need as it does support the principle of the scheme and provides the relevant context for the proposed change of use from the extant consent of residential to care.
- 6.2 There is strong evidence of local demand for additional elderly care accommodation in Hinckley & Bosworth.
- 6.3 Attached at Appendix 3 is an initial assessment centered on the site, produced to determine if there was a need for a care home in this location. This report highlights that within a 5-mile radius of the site there is an undersupply of 477 of quality care home beds, and a large staffing pool of care assistants and registered nurses.

### **Housing Needs Study – April 2024**

- 6.4 A Housing Needs study was produced by jg consulting in 2024 as one of the background documents to the emerging Local Plan.
- 6.5 The report identifies that the age structure of the population is slightly different to other areas, with fewer people aged in their 20s and 30s, and slightly higher proportions of older people. Over the past decade, the Borough has seen an ageing of the population, with the number of people aged 65 and over increasing by 31%.
- 6.6 The report uses population projections to provide an indication of how the number of older persons might change in the future, with the table below showing that Hinckley & Bosworth is projected to see a notable increase in the older person population. The projection is linked to the Standard Method and shows a projected increase in the population aged 65+ of around 39% to 2041, this is the fastest growing age group;

**Figure 3: Projected population change 2020 to 2041 by broad age bands – Hinckley & Bosworth (linked to delivery of 468 dwellings per annum)**

	2020	2041	Change in population	% change from 2020
Under 16	19,662	21,044	1,382	7.0%
16-64	68,240	74,137	5,897	8.6%
65 and over	25,149	34,960	9,811	39.0%
Total	113,051	130,141	17,090	15.1%

Source: Demographic Projections

Source: Housing Needs Study – April 2024 jg Consulting

6.7 Key findings from the 2024 report for the 2020-41 period include:

- a 39% increase in the population aged 65+ (potentially accounting for 57% of total population growth);
- an 68% increase in the number of people aged 65+ with dementia and 56% increase in those aged 65+ with mobility problems;
- a need for around 1,500 housing units with support (sheltered/retirement housing)
  - around three-fifths in the market sector;
- a need for around 790 additional housing units with care (e.g. extra-care) – again split between market and affordable housing (around two-thirds market);
- a need for additional nursing and residential care bedspaces;

6.8 The report concludes that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing. Figure 6.10 from the Housing Needs Assessment (replicated below) forecasts that there will be a shortfall by 2041 of 336 residential care bedspaces and 710 Nursing Care Bedspaces;

<b>Figure 6.10: Specialist Housing Need using adjusted SHOP@Review Assumptions, 2020-41 – Hinckley &amp; Bosworth</b>							
		Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall / surplus (-ve)	Additional demand to 2041	Shortfall /surplus by 2041
Housing with support	Market	65	351	738	387	502	888
	Affordable	57	484	644	160	438	599
Total (housing with support)		121	835	1,382	547	940	1,487
Housing with care	Market	30	50	341	291	232	523
	Affordable	14	0	156	156	106	263
Total (housing with care)		44	50	498	448	338	786
Residential care bedspaces		39	407	442	35	301	336
Nursing care bedspaces		44	126	498	372	338	710
Total bedspaces		83	533	940	407	639	1,046

Source: Demographic Projections and Housing LIN/EAC

**Source; Housing Needs Study – April 2024 jg Consulting**

6.9 These findings all support the initial assessment that there is a need for residential care in the local area but further to that, the need is set to significantly increase over the plan period.

## 7.0 Planning Considerations

### Principle

7.1 Within the Site Allocations and Management DPD the site is allocated as HIN08 and is identified as Leisure Centre/ Coventry Road/Trinity Lane with a designation for 66 dwellings. The extant consent for 66 apartments and 7 dwellings reflects this designation and has, in part been implemented. Therefore the principle of redevelopment has been agreed, it is the change to the end user that requires justification.

7.2 Although the permission has been granted and in part implemented and therefore Policy SA1 is not strictly applicable, this policy does provide useful guidance to justify the change of use and in addressing the criteria, also provides the case for the principle of the proposed development.

7.3 The Policy has two criteria and only one needs to be addressed for the policy to be met; *the proposal would not prejudice the settlement's development requirements as outlined in the Core Strategy;*

7.4 The Core Strategy is now out of date, but it is still relevant to note that the site lies within the built-up area of Hinckley and is a previously developed site where the NPPF and the Core Strategy Policy 1 both encourage appropriate development. Emerging Local Plan Policy SP02 also directs new housing development to the most sustainable locations, with Hinckley being within the top tier of the settlement hierarchy and therefore one of the most sustainable urban areas.

7.5 The site is in a highly sustainable location, within the defined town centre, and reflects Spatial Objective 5 which seeks to focus development in and around the Hinckley area and Spatial Objective 13: which seeks to focus the majority of development in the Hinckley urban area.

7.6 The site is within easy, level walking distance of the town centre shops and services, bus stops are located at the front of the site and the bus station is within 150m. The railway station is an 11-minute walk making this a viable travel option for staff and visitors.

7.7 As a currently vacant, previously developed parcel of land in a sustainable location this site meets

all the policy requirements for a future development site.

*It is adequately demonstrated that the type and quantum of development is no longer viable.*

- 7.8 The site has an extant consent for residential development but the demand for 66 apartments in this location has not been realised. This in part is due to the consent being implemented within and subsequent to a global pandemic, the aftermath of which has led to a significant drop in demand for apartments in these central locations. The scheme was started but the lack of demand for 66 apartments has meant the development has not been continued.
- 7.9 Recognising that this is a key site for Hinckley, and with a desire to see development happen, a different yet complimentary use has been sought by the landowner, and the demand and need for a care home was identified.
- 7.10 It was felt that residential care that was not only appropriate to this highly sustainable location, but one which would complement the residential scheme and enable this, in part, to also be delivered.
- 7.11 Although the policies within the adopted development plan do not reflect the growing need for specialist housing there is a renewed emphasis on this need in the PPG and new NPPF December 2024.
- 7.12 Paragraph 63 of the NPPF suggests that planning policies should assess and reflect various groups in the community including older people (including those who require retirement housing, housing with care and care homes).
- 7.13 The PPG on housing for older and disabled people provides more clarification and emphasis on meeting this need. Paragraph 001 states that offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.
- 7.14 We therefore feel that given the extant apartment scheme is no longer viable in its current form, the introduction of care is both an appropriate use in this location and a complimentary use to the

extant residential scheme.

7.15 In addressing the principle of this development we also have had regard to the Hinckley Town Centre Area Action Plan (AAP), however, to note this was published in March 2011 and is now out of date. The aspirations for this site at the time of publication were set out in Policy 6 as;

- Provision of a landmark residential scheme to provide a welcoming image.
- Provision of a soft landscaping scheme to the frontage with Coventry Road
- Maintaining and improving pedestrian links from Trinity Vicarage Road to Trinity Lane/Coventry Lane.

7.16 As these all relate to design and layout they are addressed in the following sections.

### **Layout and Appearance**

7.17 Policy DM10 requires new development to respond positively to local context and character, ensuring that it is appropriate in terms of density, pattern, and scale.

7.18 The Design and Access Statement provides a detailed analysis of the site and surrounding area, taking account of the general pattern of development, local architectural character and relevant architectural precedents to develop a detailed design which is considered to integrate comfortably with the surrounding area. It is pertinent to note that the extant consent and the form and layout of the apartment building provide a robust starting point for the consideration of how the proposed care home can sit on site.

7.19 In terms of site layout, the proposed care home is designed to provide comprehensive 24-hour care for elderly residents, ensuring a safe, supportive, and high-quality living environment tailored to their diverse needs.

7.20 The building is designed from the inside to outside. The internal activities of the care home are reflected in the external design, with clear articulation of the bedrooms, communal areas, and stairwells. This articulation is emphasised through the careful use of materials, with variations in

the rendering and brickwork that enhance the visual appeal of the building.

- 7.21 In this way, form is guided by function so that Tanglewood Care Services can provide a comfortable and homely environment, whilst the design is based upon the most efficient use of a care facility.
- 7.22 Since residents may have varying levels of mobility, special attention has been given to window placements, ensuring good external views even from the bed. This approach enhances the quality of the living experience, bringing natural light and a connection to the outdoors into each private space.
- 7.23 Each residential floor includes dedicated dining areas, ensuring that meals are enjoyed in a comfortable and sociable setting. Additionally, lounges and relaxation spaces are distributed throughout the home, providing opportunities for residents to engage in activities, socialise, or enjoy quieter moments. The terraces and balconies adjacent to dining spaces further enhance accessibility, allowing all residents including those with limited mobility to benefit from outdoor spaces.
- 7.24 The building consists of two wings, one positioned towards the northeast and the other towards the south. These wings meet at a central intersection, which serves as a focal point, accommodating key shared spaces that foster social engagement and connectivity. A glazed balcony at this intersection enhances the design, introducing transparency and natural light while serving as a visual anchor for the structure.
- 7.25 The southwest ground floor wing, houses service entrances, ensuring efficient operational logistics while maintaining a clear separation between resident-focused areas and staff/service functions. This layout improves overall circulation, streamlining daily activities while preserving privacy and security.
- 7.26 Proposed materials correspond to the surrounding architecture and in particular the extant consented apartment block, which once completed will sit alongside this proposed care home.
- 7.27 Outdoor spaces play a crucial role in resident well-being, with secure landscaped gardens providing accessible and tranquil environments. Residents can enjoy seating areas, safe walkways, and

carefully designed green spaces that contribute to their overall comfort. The layout prioritizes security and ease of navigation, ensuring that all external areas remain fully enclosed while maintaining a sense of openness and accessibility.

- 7.28 The proposed care home is a three-storey building, carefully designed to balance functionality, accessibility, and architectural presence while responding to both site context and client requirements. The site previously had an approved four-storey residential scheme, but the revised proposal has been developed to better suit the specific needs of an elderly care facility.
- 7.29 By reducing the overall height to three storeys, the new design ensures an appropriately scaled and well-integrated development that enhances both the built environment and resident experience.
- 7.30 The massing and articulation of the building ensure a human-scaled experience, with strategic recesses and projections that help break down the overall volume. These design elements maintain a well-proportioned relationship with the surroundings.
- 7.31 The scale and massing strategy ensures that the building does not overpower adjacent structures, allowing it to blend seamlessly into its context. The development fosters a sense of openness and accessibility, contributing to a secure, welcoming, and aesthetically balanced environment tailored to the well-being of its residents.
- 7.32 Whilst there are no current public rights of way within the red line, we fully understand that the path across the site is used by local residents, and it was an ambition of the Council to retain this. However, due to the end user of the care home, which does include residents with dementia, it is extremely important that the site is secure and for that reason no public footpaths could be routed through the site
- 7.33 To respond to this issue the landowner is prepared to provide a path on the retained land, which is shown on the site layout, and be routed around the boundary of the care home to access Coventry Road close to an existing pelican crossing.
- 7.34 Overall this adds around 75m to the current walking distance from the public car park to the crossing point on Coventry Road, or around an additional 1m 30seconds. Whilst recognising that

this might provide some frustration, in the planning balance the development of this site for the use proposed should weigh heavily in the schemes favour, especially as a solution can be provided.

### **Amenity Considerations**

- 7.35 The proposed development is surrounded by a mix of uses. The development of the underused land will have no adverse impact on the surrounding neighbourhood but will instead create an attractive frontage which will make a positive contribution to the public realm and sense of place.
- 7.36 The scale and proportions of the proposal are considerate and sensitive to adjoining properties whilst the materials sympathise with the surrounding architectural style. An appropriate distance is maintained between existing residential properties, and the proposed development.
- 7.37 The elevations submitted with the application illustrate the scheme is at an appropriate height and distance from the neighbouring buildings. Principally, this is a residential development in a vibrant, mixed-use area which addresses neighbouring uses in a way that is entirely appropriate to an urban environment of this type.
- 7.38 As such, the scheme represents a sensitive but distinctive design in terms of, separation distance, massing, character, and orientation to ensure there is no significant impact in terms of lighting, overbearing and amenity.

### **Noise**

- 7.39 The suitability of the site for use as a residential care home, together with any noise-related impacts arising from the proposed use, have been assessed via an acoustic assessment undertaken by Encon and submitted as part of this application.
- 7.40 The report concludes that all internal noise levels criteria can be achieved through the use of standard thermal glazing. It is advised that ventilation such as non-trickle vents is used to provide an assured form of protection from any potential impacts, though the temporary nature of this noise would not require windows to be kept permanently closed.
- 7.41 The nature of the proposed use means that there will be no on-site activities which might generate any significant forms of noise. Any potential vibration from plant noise can be managed effectively

through the design process, minimising the risk to future residents of the building.

7.42 On the basis of the submitted information it can be concluded that the proposed development can be accommodated on site, without giving rise to any adverse noise impacts on the surrounding area, and with the ability to provide a good quality of amenity to future residents.

### **Landscaping**

7.43 The landscape proposals have had to be balanced between providing a scheme that supports the physical and mental wellbeing of the residents of the Care Home, as well as meeting the requirements of the AAP criteria, which was the provision of a soft landscaping scheme to the frontage, and the requirements of BNG to provide a 10% uplift on site if possible.

7.44 These requirements have been to hard to reconcile in their entirety, as although more trees and wildflowers meadows would have achieved a greater BNG uplift, this would not have been conducive to providing the residents with a garden they could enjoy and use year-round. In addition the scheme had to ensure that the frontage to Coventry Road was attractive.

7.45 A landscaping plan, reference A7099 04 D accompanies the application, and demonstrates the final evolution of the scheme which best meets all the different requirements.

7.46 Overall a balance was found, which has resulted in an attractive space for the residents which they can access, or which they can sit and enjoy from both the outdoor patio areas and through their windows. The scheme provide the attractive soft landscaping required along the frontage for the APP criteria. The compromise being that BNG is not fully met on site but will be mitigated through some off-site contributions.

7.47 A boundary hedge is provided around the Coventry Road Frontage which will soften the fencing that needs to be provided to ensure the site is secure. Mixed scrub planting helps achieve the BNG uplift whilst providing interest to the garden appearance. A significant number of new trees are introduced along the boundary and alongside the existing small woodland belt to the northeastern boundary.

## **Access, Parking and Servicing**

7.48 A Transport Assessment and Travel Plan prepared by Encon accompanies this planning application.

7.49 Although the application is solely for the development of a 72-bed care home the Transport Assessment has considered the scheme alongside the extant residential scheme and assessed the potential change in highway safety and conditions between the permitted scheme and the one now under consideration.

7.50 From the outset it should be noted that the location of the site provides excellent accessibility by sustainable modes, with several bus stops located within walking distance of the site, offering a cumulatively frequent service, which is supplemented by the provision of numerous pedestrian infrastructure and public rights of way to and from the site providing safe walking routes. Additionally, there is suitable provision of cycle infrastructure on the local highway network, such as on B4666 Coventry Road, creating a safe environment for cyclists.

7.51 To ascertain the existing traffic conditions, ATC Traffic surveys were conducted on Marchant Road and Coventry Road between the 6th March 2025 and 12th March 2025 and the results of these are used to establish a baseline.

7.52 The report concludes that the proposed scheme has the potential to generate fewer vehicle trips than the permitted scheme throughout the day and during AM/PM peak periods. The majority of staff of the proposed care home are unlikely to travel to and from the site during the typical AM and PM peaks, which reduces the level of traffic experienced on the local highway network as opposed to the permitted scheme.

7.53 The majority of vehicle trips generated by the proposed site are unlikely to be concentrated at a particular time or period, as arrival and departure times for care staff, visitors, servicing and refuse collection of the care home are likely to be staggered throughout the day and over different periods.

7.54 The amount of predicted vehicle movement is unlikely to have any discernible impact on the current traffic flows on the adjacent highways within the vicinity of the site and as such, per section 9 and page 6 of the NPPF 2023, the development will not create an unacceptable impact on highway safety, and the residual cumulative impacts on the road network are not severe.

7.55 In relation to parking the scheme provides a total of 21 dedicated car parking spaces, for the proposed care home, with 3 spaces demarcated as accessible and 3 spaces for electric vehicles. The proposed quantum of parking does not meet the minimum required standards. However, as the application site can be accessed sustainably by all modes of transport, with excellent bus service provision, numerous pedestrian infrastructure and suitable cycling infrastructure on the local highway network, it is considered that the minimum car parking standards could be reduced. Furthermore, there are several public car parks within walking distance of the site, one of which is adjacent to the care home entrance, which visitors to the proposed care home could utilise. This is in accordance with Policy DM17 which seeks to make the best use of public transport and maximise the use of sustainable transport modes.

7.56 The development proposes cycle parking spaces within a cycle store on site, with changing rooms, lockers and showers proposed for staff. Based on Local Transport Note 1/20, a minimum of 4 short stay and 4 long stay cycle parking spaces are provided and shown on the layout plan.

7.57 The Proposed Development also includes a dedicated area for the storage and collection of refuse and recycling. This is located on the northern side of the proposed building. The enclosure is designed and located in a way which allows the efficient and discreet transfer of waste from the building on a day-to-day basis, and which can accommodate 8 commercial bins. A bin collection point is provided at the entrance to the car park so that on bin collection days the refuse lorry can reverse into the access road and the bins can be collected in an efficient manner. Tracking drawings attached at Appendix H of the Transport Statement, illustrate this arrangement, along with details of how an ambulance can pull into and out of the car park.

7.58 This is an interim measure until the entirety of the access road is built and the lorry can use the access road in forward gear with an ingress on Marchant Road and egress onto Trinity Vicarage Road.

7.59 The Transport Assessment concludes that the proposed development is acceptable from a transport perspective. In addition, a Framework Travel Plan has been produced in support of the application and demonstrates how employees and visitors to the site can be encouraged to prioritise the most sustainable modes of transport.

7.60 On the basis of the information outlined above it can be concluded that the development can be appropriately accessed and serviced without causing harm to the local highway network or neighbouring parking conditions.

### **Ground Conditions**

7.61 The re-use of previously developed (brownfield) land should be encouraged, including proposals on potentially contaminated land where it can be established by the applicant that the site can be safely and viably developed with no significant impact either on the construction or operational states of development on ground and surface water quality.

7.62 As part of the extant consent a Phase 1 and Phase 2 survey were provided and the findings agreed, and it was considered that the site could be developed for residential use.

7.63 Given the time lapse between the Phase 1 report and this current application, a new report has been commissioned and accompanies this application.

7.64 As per the previous report a Phase 2 survey is recommended at pre-commencement stage, but there is nothing within the desk study or as a result of the previous Phase 2 surveys (submitted to discharge the pre-commencement conditions in 2021) which would prevent development.

### **Flood Risk and Drainage**

7.65 The application is supported by a Flood Risk Assessment and Drainage Strategy produced by Millwards.

7.66 The site is located in Flood Zone 1 which is classed as having a low annual probability of flooding.

7.67 The site is not at risk of flooding from watercourses.

7.68 There is a small area of the site in the Southwest corner, which is at risk from surface water flooding, but this is within an area shown as landscaping. Sequentially, the building area is outside any areas seen at risk of flooding from surface water, therefore the residual risk of flooding of the building

from this source is considered low.

7.69 The surface water drainage strategy for the site is shown on drawing MA12204-200 contained within Appendix A of the submitted FRA and drainage strategy. When approaching the drainage design consideration had to be given to the end users of the scheme and their use of the garden area. In this instance given the garden will be used by the elderly including those with dementia it was not felt that a SUDS scheme with the potential for material level changes or pond-like features was appropriate.

7.70 Therefore cellular storage is shown as the design solution. The proposed surface water drainage is designed to accommodate the 1 in 100 year event including 40% climate change allowance storm event without flooding.

### **Ecology**

7.71 An ecological appraisal and BNG Assessment prepared by Encon, accompanies this application.

7.72 This ecological appraisal report provides an update on the survey, results and recommendations provided in the previous Ecological Appraisal Encon Associates completed in 2018 (1).

7.73 The report identifies that the majority of the site is crushed aggregate from the demolition of the leisure centre and includes a formal garden area containing a number of mature ornamental trees, which also formed part of the leisure centre. There is also a small area of broadleaved woodland (national importance) and mature trees within the garden area (local ecological value). However, the habitats on the site are not considered of ecological value outside of the zone of influence.

7.74 The site is likely to support common nesting birds and foraging or commuting bats, but unlikely to support other protected species.

7.75 The report concludes there would be no significant ecological impacts as a result of its development.

7.76 However, mitigation measures are required to avoid disturbing nesting birds and foraging or

commuting bats and a wildlife-friendly lighting scheme is recommended. This can all be subject to condition.

7.77 A Biodiversity Net Gain calculation has been undertaken. The calculation demonstrates that proposals would result in a net loss of -0.94 habitat units (-23.30%) and a gain of 0.61 hedgerow units. Whilst the gain in hedgerow units is sufficient to achieve compliance with the 10% net gain target, The proposed landscaping scheme only achieve a net gain of 3.09 units. Therefore off-site measures equating to 1.34 habitat units are required to ensure no net loss of biodiversity and to meet the 10% target for habitat measures, as well as complying with trading rules.

7.78 This will be sourced and procured by the applicant and sourced through a s106 agreement.

7.79 The report concludes that provided all of the recommended mitigation measures and some of the recommended ecological enhancement measures are implemented, which can be conditioned, the development will comply with relevant nature conservation legislation and planning policy regarding ecological enhancements.

### **Tree Survey**

7.80 A tree survey was undertaken on 24<sup>th</sup> February 2025 by Encon and the report accompanies this application.

7.81 There is a mix of tree types surrounding the site, and generally, a number of the individual trees on and around the site are unremarkable with limited merit;

- 15 trees have been categorised as C, i.e. trees of low quality.
- 5 trees have been categorised as B, i.e. trees of moderate quality.
- There is 2 category U tree, i.e. trees which are dead, dying or with serious defect, and
- 2 category A trees, i.e. trees of high quality.

7.82 Out of the 2 tree groups on the site, both have been categorised as C, i.e. trees of low quality.

7.83 Of the 24 individual trees and 2 groups of trees, 5 individual trees and 6 trees within the group G6

need to be removed to facilitate construction of the new care home. The remaining 19 individual trees and single group can be retained as part of the final development.

- 7.84 The 2 category A trees, i.e. trees of high quality, can be retained as part of the new development. The single category C group of trees and the 2 category U trees can also be retained.
- 7.85 Recommendations have been made within the report to safeguard the retained trees and protect them from any damage from construction work including erection of protective fencing to separate from the construction activities and the use of a “no-dig” cellular confinement root protection system where new hardstanding is proposed within the RPA of tree T26 and T31 which is a category A mature Cedar tree and a category A mature Indian Bean tree to the south of the proposed building. These recommendations can be secured by condition.
- 7.86 The report identifies that there is an opportunity to introduce new tree planting to increase the diversity of tree species in the area and increase the biodiversity net gain of the site. These recommendations are included on the proposed landscaping plan.
- 7.87 The report concludes that as long as the recommendations are adhered to, the development will have no detrimental impact or effect on the existing trees adjacent to the site. New trees will be planted to mitigate for the loss of some existing trees and the remaining existing trees including two category A trees, can be retained and successfully integrated into the completed development.

### **Heritage**

- 7.88 A Heritage and Archaeology report prepared by Humble Heritage accompanies this application.
- 7.89 The report noted that the proposed scheme is similar to the part of the permitted scheme that it replaces and differs only in having a larger footprint but is one storey lower than the permitted block.
- 7.90 The report finds that the proposed development will result in no harm to the grade II listed church and no harm to any buried archaeological heritage assets of more than negligible value. The report concludes that the proposal has a neutral impact on the historic environment compared with the previously permitted scheme.

7.91 The existing planning permission includes a condition for pre-commencement programme of archaeological evaluation. A Written Scheme of Investigation setting out the proposed archaeological works was submitted and approved in May 2022, resulting in partial discharge of the archaeological condition. The proposed change to the scheme resulting from the present application will not alter the archaeological impact of the development and no additional archaeological investigation will be required.

7.92 The proposed development meets the test of sustainable development as regards the heritage provisions of the National Planning Policy Framework and is in accord with the heritage sections of the 1990 Planning (Listed Buildings and Conservation Areas) Act. There is no reason to refuse planning permission on heritage grounds.

### **Sustainability**

7.93 A sustainability statement accompanies this application, which sets out how the project is approached to meet the requirements of the NPPF and to achieve carbon emissions in line with Part L 2021.

7.94 The strategy sets a high standard of overall sustainability with measures that include;

- Improved building fabric specifications, with U values better than government standards.
- Responsibly sourced materials via our trusted supply chain.
- Striving for BREEAM certified projects.
- EPC rating of A on every development.
- Materials in line with the BRE Green Guide A/A+ ratings.
- Thoughtful landscaping plans, striving to increase Biodiversity Net Gain on all developments.
- The production of impact assessments for any noise, air quality, ecology, and travel effects that the new development may pose, along with mitigation measures.
- The promotion of sustainable travel via cycle storage and changing facilities, EV charging points, and accessible timetables for public transport.
- Building services provided by electricity only and supported by renewable technology such as PV panels where possible.

- ASHP technology in all buildings.
- Passive design measures such as natural ventilation where possible.

### **Construction Management Plan**

7.95 A construction management plan, prepared by Rasico is included with the submission which details all aspects of the proposed works including;

- Access / Vehicle Limitations / Parking
- Hours of Work / Noise / Dust, Debris and Waste / Lighting / Surface Water
- Site Establishment / Security, Hoardings and Fences
- Timescales 90 Liaison / Complaints

## **8.0 Draft Heads of Terms**

- 8.1 On initial discussion with the local Planning authority we have been advised that potential contributions will be dealt with during the application process.
- 8.2 However as the proposal is for a C2 residential institution use, such a use does not permit 'residential units' and therefore we do not envisage contributions towards educational facilities or affordable housing. However, it is acknowledged that there may be contributions towards healthcare, subject to existing capacity and evidence to understand where those funds will be directed.
- 8.3 Off-site contributions including the management will need to be secured through a s106 agreement or unilateral undertaking.

## **9.0 Conclusion**

- 9.1 The proposed development for a care home on this site is in accordance with government policy in the NPPF. The presumption in favour of sustainable development set out in paragraph 11 of the NPPF fully applies to the decision-making framework for the determination of this application. The site clearly lies within a sustainable location in close proximity to facilities, local population and existing public transport services and is consistent with the objectives of the NPPF.
- 9.2 The development of the site will contribute to maintaining a socially inclusive community.
- 9.3 The development will make a valuable contribution to the availability of specialist accommodation and care infrastructure within Hinckley and the wider community, in direct response to an urgent and growing need for such accommodation.
- 9.4 The development makes efficient use of previously developed land which is currently lying vacant.
- 9.5 The facilities will be designed and purpose-built to meet modern-day standards and best practices, which will help staff to best meet the needs of future residents
- 9.6 It is considered that the proposal would significantly improve the built and natural environment in this location by providing a building that makes best use of the site having regard to the principles of good urban design.
- 9.7 The development would also have a positive impact within the area by improving employment opportunities, both during construction and in the longer-term operation of the care home.
- 9.8 For the reasons set out in this Statement, the overall planning balance weighs firmly in favour of the application and should be supported by the Council, as the local planning authority and therefore we request that planning permission is granted.

## Appendix 1





NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

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THIS DRAWING IS TO BE READ IN COLOUR PRINT

CDM - RESIDUAL RISKS  
The following are considered to be significant risks relevant to this drawing, which could not be fully mitigated or removed through design. Further possible control measures have been identified within the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.

GENERAL

All dimensions to be checked on site. No responsibility is accepted for works by building contractor and sub-contractors.  
All works to be carried out in accordance with current Codes of Practice and British Standards.

STRUCTURAL

All Structural Design and Calculations to be provided by Structural Engineer

NOTES:

— Application Boundary Line



The Barn  
Hopwell Hall  
Ockbrook  
Derbyshire  
DE72 3RW

## Appendix 2



## Site Photographs

### Views across the site;







**Views across the Coventry Road site frontage;**



**Application site frontage to Coventry Road;**



**Views to and from the application site from The Crescent;**



**View of the site frontage from Regent Street;**



**View from the NW corner of the site across the public car park**

**towards the Church;**



## Appendix 3



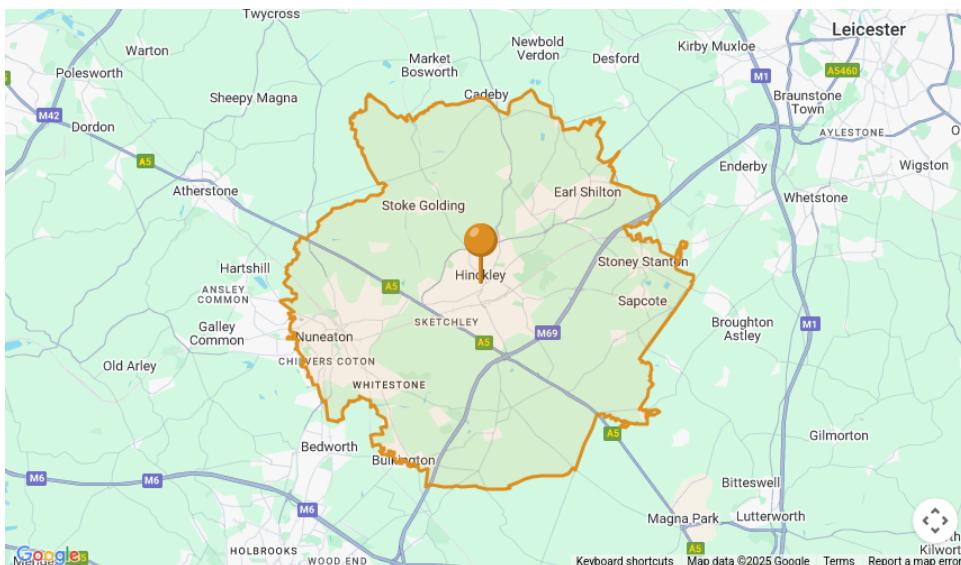
## PARAMETERS

Catchment area: 5-mile radius

MPR Geography: Regional

Demand base year: 2025

## Catchment Area Map



## BED REQUIREMENT

Basis of assessment	All elderly beds	En-suite beds	Wetroom beds
Including all planned beds (249)	-298	-128	228
Including granted planned beds only (52)	-101	69	425
Excluding all planned beds	-49	121	477

## DEMAND AND DEMOGRAPHICS

Type	5-mile catchment
Total population	152,463
Demand for care home beds	1,076 (Typical)
Age profile: 85 years plus	2.8%
Disability allowance claimants: 65 years plus	13.5% (4,369)
	0.5% higher than the GB average of 13.0%

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## HOUSE PRICES AND WEALTH

### Pension credit claimants (%)

7.9% (↓ 2.3% GB avg.)

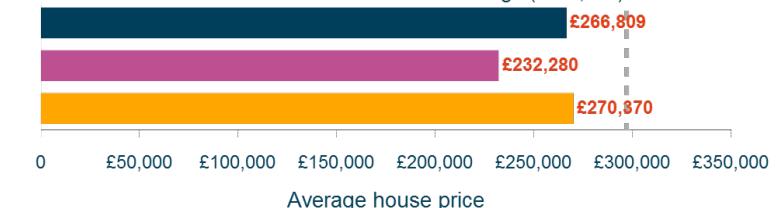
GB average (£297,221)

£266,809

Catchment area

Postcode sector

Postcode district



## SUPPLY QUALITY

Dedicated dementia 14.4% (↓ 8.4% GB avg.)

Wetrooms 53.2% (↑ 19.3% GB avg.)

En-suites 84.9% (↑ 5.8% GB avg.)

All elderly beds 100%



## STAFFING

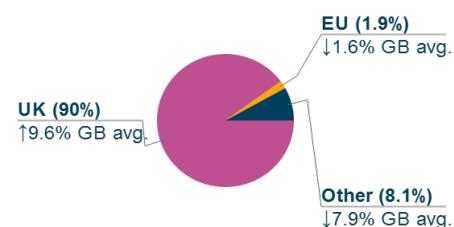
Registered nurses market size:

1,453 (Medium)

Care assistants market size:

5,441 (Large)

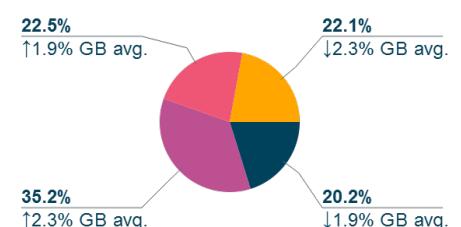
RN Nationality



## SOCIO-ECONOMIC CLASSIFICATION

Approximated Social Grade (%)

- AB - Higher & intermediate occupations
- C1 - Supervisory, clerical & junior occupations
- C2 - Skilled manual occupations
- DE - Semi- / un-skilled and unemployed



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