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Sent: 26 February 2025 17:05
To: Liam Ward; Matt Jedruch
Subject: Application P/23/3197/2 (CBC) and 23/01144/FUL (H&B) . Land off Leicester road, Markfield
Attachments: 2025-02-25 enia2 Rev A.pdf; 4456 101C Landscape Strategy.pdf; HPC Care Home Need Assessment- Markfield - Final.pdf; Leicester Road_Landscape_250130.pdf; letter to CBC and HBC February 2025.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Liam/Matt

Further to your request for further information I am now able to send you our response which includes a number of attachments. The Air Quality Report will follow, hopefully by the end of next week.

If you need anything else then please come back to me

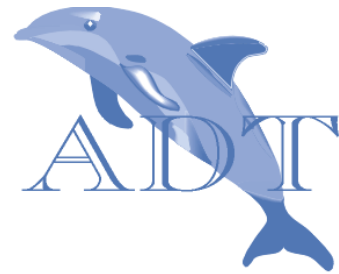
Thanks

Paul

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ACOUSTIC DESIGN TECHNOLOGY
Noise and Vibration Consultants

ADT 3350

25 February 2025

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LAND TO THE NORTH OF LEICESTER ROAD, MARKFIELD
ENVIRONMENTAL NOISE IMPACT ASSESSMENT
ACOUSTIC CONSULTANCY REPORT ADT 3350/ENIA

Revision	Date	Issued By	Checked by	Revision Notes
-	14 February 2025	Bidrohi Sheikh	Chris Middleton	first issue
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1.0 SUMMARY

The proposal is to develop the site for residential accommodation as shown on the planning application drawings. The application drawings indicate a care home with associated access and landscaping.

Acoustic Design Technology Limited have undertaken an environmental noise survey to determine the existing ambient noise levels on the site.

Acoustic screening of the dominant noise source the A50 is not viable, as the site boundary is below the dual carriageway.

Analysis indicates that it is possible to control external noise intrusion to the indoor noise criteria recommended in BS 8233:2014 and ProPG: Planning & Noise 2017 with acoustic glazing and acoustic vents to the elevations more exposed to noise from the A50, and with standard glazing and vents to the more sheltered south-west elevation.

Noise levels in some of the outdoor amenity areas should be within the guideline levels in BS 8233:2014, while others will unavoidably be exposed to higher levels. As all residents will be able to use both areas, that is a reasonable outcome for a site adjacent to a major road.

Environmental noise limits for new fixed plant (at the existing dwellings on Leicester Road) have been provided in accordance with BS 4142:2014+A1:2019.

The site is therefore acoustically suitable for the proposed development with the noise mitigation measures described in this report.

2.0 INTRODUCTION

Planning application P/23/2197/2 has been submitted for the 'Erection of 72 bedroom Residential Care Home (Use Class C2) with associated parking provision, cycle parking, bin store, landscaping, air source heat pump enclosure and associated works'.

A preliminary environmental noise assessment was undertaken in May 2022, based on an indicative layout and estimated site noise levels. Now that the layout has been finalised, a revised assessment has been undertaken, based on the results of an environmental noise survey of current road traffic conditions.

3.0 BASIS OF ASSESSMENT

3.1 Site Location

The site is located on Leicester Road in Markfield, LE67 9RE and is a former paddock. Leicester Road forms the south-western site boundary, with the A50 to the north-east and agricultural land to the north-west. The A50 and Leicester Road meet at a roundabout junction at the south-eastern tip of the site.

3.2 Proposed Development

The proposal is to construct a care home and associated access and landscaping as shown on the planning application drawings.

3.3 Assessment Criteria

BS 8233:2014 provides guidance on sound insulation and noise reduction for buildings. In relation to residential developments, it says in Section 7.7.2 that for steady external noise sources, it is desirable that the internal ambient noise levels do not exceed the following :-

Area	07:00 – 23:00	23:00 – 07:00
Living room	35 dB $L_{Aeq, 16 \text{ hour}}$	
Dining room / area	40 dB $L_{Aeq, 16 \text{ hour}}$	
Bedroom	35 dB $L_{Aeq, 16 \text{ hour}}$	30 dB $L_{Aeq, 8 \text{ hour}}$

In relation to outdoor amenity areas, Section 7.7.3.2 of BS 8233:2014 states that:

For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,Tx}$ with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments.

However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.

Although BS 8233:2014 does not provide any specific guidance on individual noise events, it suggests that it may be appropriate to set a limit in terms of $L_{Amax,F}$ and also a maximum number of occurrences per night. ProPG: Planning & Noise (2017) says that “... in noise-sensitive rooms at night (e.g. bedrooms) good acoustic design can be used so that individual noise events do not normally exceed 45dB $L_{Amax,F}$ more than 10 times a night”.

ProPG: Planning & Noise indicates that compliance with the internal $L_{Aeq,T}$ and L_{Amax} criteria can be determined with ventilation at the Approved Document F 'whole dwelling ventilation' rate, that is, with windows closed and background ventilation provided by trickle vents or air bricks working in conjunction with intermittent bathroom extract fans. But there is a caveat that overheating needs to be considered.

Approved Document O imposes new requirements in relation to the night time noise levels in dwellings with open windows used to control overheating. It states that windows are likely to be closed during sleeping hours where the indoor ambient noise levels exceed 40 dB $L_{Aeq, 8 \text{ hour}}$ and 55 dB L_{Amax} during the night.

It is expected that there will be new external plant associated with a development of this type, and the appropriate assessment method is BS 4142:2014+A1:2019. The standard advises that where the rating level does not exceed the otherwise prevailing background sound level at the assessment location, i.e. the existing houses on Leicester Road, that is an indication of a low impact.

4.0 ENVIRONMENTAL NOISE SURVEY

4.1 Introduction

As the site is currently an open field it was not possible to undertake long term automatic noise monitoring, and a fully attended environmental noise survey was therefore undertaken between 12:01 hours and 15:02 hours on Wednesday 29 January 2025, that being a sample of typical road traffic conditions according to the methods described in Calculation of Road Traffic Noise (DOT, Welsh Office, 1988).

This can be considered representative of the 16 hour day time period (07:00 – 23:00) as traffic flows on the A50 are fairly steady.

Night time noise levels have then been calculated from the day time traffic noise levels according to the methods described in the Transport Research Laboratory report PR/SE/451/02 (TRL Ltd for DEFRA, 2002). An attended survey was also undertaken between 05:00 hours and 07:00 hours on Thursday 13 February 2025, to obtain a sample of night time levels for comparison.

4.2 Instrumentation

The instrumentation used, and the field calibration values before and after the survey are detailed in Appendix A of this report.

4.3 Procedure

Three measurement positions were selected as described below and indicated on the attached site plan 3350/SP1:

- i. at the north end of the site, 1.5 metres from the site boundary
- ii. on the south-western site boundary
- iii. at the south-east end of the site

At all positions the microphone was mounted on a tripod approximately 1.2 metres above the ground and at least 3.5 metres from any other acoustically reflective surface.

Measurements were taken hourly using the sound level meter set to store the octave band and A-weighted 100ms short-term L_{eq} levels over a 10 minute sample of each hour for subsequent post processing. Those periods are in line with the CRTN guidance on measurement periods appropriate to the flow of traffic on the A50, which is the primary noise source.

4.4 Results

The logged data for all three positions has been post processed to determine $L_{Aeq,T}$, $L_{A10,T}$, $L_{A90,T}$ and L_{Amax} levels for each 10 minute period, and these have been set out in the attached tables 3350/T1 and T2 for the day time and night time periods respectively. L_{A10} are provided for the day time period only. The tables also include the octave band $L_{eq,T}$ for each measurement.

Please refer to Appendix B for explanation of the noise units and the A-weighting term used in this report.

4.5 Weather Conditions

For the duration of both survey periods, the weather conditions were overcast and dry with a slight breeze, and had no effect on the measured levels. During the first survey period wind speeds were around 10mph with typical ambient temperatures of 7 degrees Celsius, while during the night the wind speeds were less than 5 mph and the temperature was around 1 to 2 degrees Celsius.

4.6 Description of Existing Acoustic Environment

For the duration of both survey periods the noise levels across the site were almost entirely controlled by noise from the A50.

The levels were slightly lower at position 3, being closer to the roundabout where traffic speeds were lower. There were occasional vehicles on Leicester Road, but not enough to significantly affect the measured noise levels.

5.0 NOISE IMPACT ASSESSMENT

5.1 Introduction

The following guidance is intended to demonstrate how suitable noise levels can be achieved inside dwellings and in outdoor living areas, for the purposes of the planning application. It is not intended to provide final acoustic performance specifications for either the buildings or any other noise mitigation measures.

5.2 Site Noise Levels

When assessing external noise intrusion into new dwellings and noise levels in gardens it must be borne in mind that the noise climate may change in the future. The following discussion is by necessity based on the results of the environmental noise survey described in Section 3.0 above.

5.2.1 Day time $L_{Aeq, 16 \text{ hour}}$

The noise levels were measured over a 3 hour sample of typical day time conditions, and the $L_{Aeq,T}$ averaged over the surveyed periods at each position can reasonably be considered representative of the $L_{Aeq, 16 \text{ hour}}$.

5.2.2 Night time $L_{Aeq, 8 \text{ hour}}$

The night time noise levels have been estimated using the formulae provided in the Transport Research Laboratory report PR/SE/451/02 (TRL Ltd for DEFRA, 2002), as follows:

For non-motorway roads:

$$L_{\text{night}} (L_{Aeq, 8 \text{ hour}}) = 0.9 * L_{A10, 18 \text{ hour}} - 3.77 \text{ dB}$$

For motorway type roads:

$$L_{\text{night}} (L_{\text{Aeq}, 8 \text{ hour}}) = 0.87 * L_{\text{A10}, 18 \text{ hour}} + 4.24 \text{ dB}$$

In this case the noise levels were primarily controlled by the A50, a major road, and the 'motorway type roads' formula is therefore appropriate.

The $L_{\text{A10}, 18 \text{ hour}}$ can be calculated from the measured L_{A10} according to the formula in Calculation of Road Traffic Noise (Department of Transport / Welsh Office, 1988) as follows:

$L_{\text{A10}, 18 \text{ hour}} = L_{\text{A10}, 3 \text{ hour}} - 1 \text{ dB(A)}$ (where the $L_{\text{A10}, 3 \text{ hour}}$ is the arithmetic average of the measured $L_{\text{A10}, 1 \text{ hour}}$).

The calculated $L_{\text{Aeq}, 8 \text{ hour}}$ are therefore as follows:-

	Measurement position		
	Position 1	Position 2	Position 3
$L_{\text{A10}, 3 \text{ hour}}$	69	66	66
$L_{\text{A10}, 18 \text{ hour}} = L_{\text{A10}, 3 \text{ hour}} - 1$	68	65	65
$L_{\text{Aeq}, 8 \text{ hour}} = 0.87 * L_{\text{A10}, 18 \text{ hour}} + 4.24 \text{ dB}$	64	61	61

For reference, the average $L_{\text{Aeq}, 2 \text{ hour}}$ from the survey during the last part of the night are as follows:-

	Measurement position	
	Position 1	Position 3
$L_{\text{Aeq}, 2 \text{ hour}} \text{ dB}$	64	62

These are similar to the levels predicted using the TRL method.

5.2.3 Night time L_{Amax}

The L_{Amax} measured during the last part of the night time period can be considered typical, as follows:-

	Measurement position	
	Position 1	Position 3
L_{Amax} dB	76	71

5.2.4 Summary of Measured Noise Levels

The resulting $L_{Aeq, 16 \text{ hour}}$ day time and $L_{Aeq, 8 \text{ hour}}$ night time levels, and the typical night time L_{Amax} at each measurement position are as follows:

Position	$L_{Aeq,T}$ dB		Typical night time L_{Amax} dB
	Day (07:00 - 23:00)	Night (23:00 - 07:00)	
1	67	64	76
3	64	61	71

5.2.5 Noise Levels Incident on Proposed Building

Analysis has been undertaken using Cadna/A 2025 environmental noise mapping software to calculate the noise levels incident on the proposed care home, as shown on the planning application drawings.

The predicted incident noise levels are tabulated as follows:

Incident noise levels			
Location	L _{Aeq,T} dB		Typical night time L _{Amax} dB
	Day (07:00 - 23:00)	Night (23:00 - 07:00)	
North east elevation	68	65	77
North-west and south-east ends	65	62	74
South west elevation	55	52	64

5.2.6 Scheme of Sound Insulation Measures

As the site is lower than the A50, the controlling noise source, it is not practical to use acoustic screening to the boundary to reduce the noise levels incident on the building. The boundary fence would have to be 8 to 10 metres high in order to block lines of sight to the residential windows, which is clearly not viable.

The required noise reduction must therefore come from the building envelope itself. This is normal practice for apartment blocks and care home developments near major transportation noise sources.

Based on the incident noise levels set out in Section 5.2.5 above, the overall noise reductions required from the building envelope to achieve compliance with the ambient noise criteria in Section 3.3 above are as follows:

Noise reduction required by parameter			
Location	$L_{Aeq,T}$ dB		Typical night time L_{Amax} dB
	Day (07:00 - 23:00)	Night (23:00 - 07:00)	
North east elevation	33	35	32
North-west and south-east ends	30	32	29
South west elevation	20	22	19

The proposed care home is expected to be constructed using cavity masonry walls, or a brick outer leaf with insulated SFS / timber frame internally, either of which would provide sound insulation well above the noise reductions tabulated above.

With regard to the windows, a typical thermal double glazed unit (e.g. 6 / 12 / 6) usually achieves around $R_w + C_{tr}$ 27 dB, and standard trickle vents (e.g. Titon XS13) are usually tested to around $D_{n,e,w} + C_{tr}$ 30 dB. The aggregate noise reduction of the facade as a whole can be pessimistically assumed to be 27 dB, and this would be enough for the south-west elevation.

Windows and vents to the more exposed elevations would require acoustic glazing and acoustic ventilators. An example calculation of noise intrusion to a bedroom on the north-east elevation (where the highest noise reduction is required) is set out in the attached table 3350/T3, and example performance specifications for glazing and vents are provided in the attached tables 3350/T4 and 3350/T5.

All of the above guidance relates to the scenario where the windows are closed, and Approved Document F 'whole dwelling ventilation' is provided by trickle vents and intermittent extract fans, or an equivalent system. This is the normal assessment condition according to the guidance in ProPG: Planning & Noise, with the proviso that overheating is considered.

In terms of whether open windows can be used as means of controlling overheating, Approved Document O sets night time indoor ambient noise criteria of ≤ 40 dB $L_{Aeq, 8 \text{ hour}}$ and ≤ 55 dB L_{Amax} for the night time period. Assuming typically 13 dB overall noise reduction for a façade with windows open, the incident noise levels would have to be ≤ 53 dB $L_{Aeq, 8 \text{ hour}}$ and ≤ 68 dB L_{Amax} for compliance with the ADO requirements using open windows.

Reference to Section 5.2.5 above reveals that the incident noise levels would only be low enough for the control of overheating with windows open on the south-west elevation to Leicester Road, so on the other elevations overheating would need to be provided using other methods, potentially using the extract fans to provide further air flow. The TM59 overheating assessment and associated works are a detailed design exercise, which could be addressed using a planning condition.

In summary, this assessment demonstrates that suitable internal noise levels can be achieved with acoustic glazing and acoustic vents to the facades most exposed to the traffic noise from the A50, and therefore the development is acoustically viable.

5.3 Noise Levels in Outdoor Amenity Areas

The proposed development includes landscaped amenity areas to the south-west and south-east of the building.

A comparison of the incident day time noise levels in Section 5.2.5 above with the noise criteria for external areas in Section 2.3 above reveals that the BS 8233 noise criteria for external areas would be achievable in the amenity area to the south-west of the building but not the area to the south-east where the levels would be up to 65 dB $L_{Aeq, 16 \text{ hour}}$. These zones are marked on the attached site plan 3350/SP2.

It is not viable to provide acoustic screening to reduce the levels in the most exposed area to within the BS 8233 recommended range, for the reasons outlined in Section 5.2.6 above. But as both amenity areas would be usable by all residents, and even the more exposed amenity area is still more useful than fallow landscaping, this is a reasonable outcome.

6.0 NOISE IMPACT ASSESSMENT (NEW FIXED PLANT)

6.1 Basis of Assessment

At this stage none of the major fixed plant installations have been selected, so it is not possible to undertake a noise impact assessment of specific equipment.

Environmental noise limits have therefore been proposed, which can then be used in the future selection of plant and any associated attenuation.

6.2 Noise Limits

As described in Section 2.4 above, it is proposed that plant noise is assessed using the BS 4142 method, and a rating level on a par with the typically prevailing background level is defined as a 'low impact'. Please refer to Appendix C for definitions of the relevant terms from BS 4142.

Day time and background sound levels on the site were rather high (61 dB L_{A90} during the day and 50 dB L_{A90} at night), due to the constant noise from the A50 traffic. This affects the existing houses on Leicester Road to a similar degree. It would not be appropriate to set plant noise limits equivalent to these already high background sound levels, and the proposed noise limits for new fixed plant are as follows:

Recommended BS 4142:2014+A1:2019 rating level limits for fixed plant		
Location	Day (07:00 - 23:00)	Night (23:00 - 07:00)
	$L_{Ar, 1 \text{ hour}} \text{ dB}$	$L_{Ar, 15 \text{ mins}} \text{ dB}$
Houses on Leicester Road	40	35

Following selection of the new plant, cumulative noise levels can be calculated at the various noise sensitive areas and checked against the above limits. According to the national planning guidance, this should equate to 'no observed effect'

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Notes

Amenity area 1, acoustically sheltered by the building, ≤ 55 dB L_{Aeq} , 16 hour

Amenity area 2, exposed to A50 traffic, 60 - 65 dB L_{Aeq} , 16 hour

Description

Noise levels in residential amenity gardens

Project

Land to the North of Leicester Road, Markfield

Date

25 February 2025

Drawing No.

3350/SP2



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Summary of Daytime Measured Levels

Position	Date	Time	Duration	Average $L_{eq,T}$ (dB) at octave band centre frequency (Hz)								$L_{Aeq,T}$ dB	L_{Amax} dB	L_{A10} dB	L_{A90} dB
				63	125	250	500	1k	2k	4k	8k				
Position 1	29 January 2025	12:01 – 12:11	10 minutes	71	67	60	61	64	56	47	38	66	74	68	61
		13:09 – 13:19		71	68	61	63	66	58	49	41	68	77	70	64
		14:09 – 14:19		72	68	62	62	65	57	47	37	67	77	70	63
Position 2	29 January 2025	12:32 – 12:42	10 minutes	69	64	58	59	63	54	46	40	64	74	66	61
		13:32 – 13:42		68	63	55	58	62	55	49	46	64	85	66	61
		14:32 – 14:42		69	64	56	59	63	55	44	34	65	71	67	63
Position 3	29 January 2025	12:53 – 13:03	10 minutes	70	64	56	60	62	53	42	36	64	74	66	61
		13:51 – 14:01		72	66	57	60	62	54	43	31	64	75	66	61
		14:52 – 15:02		70	67	58	61	63	54	41	35	65	77	65	62

TABLE 3350/T1

Summary of Night time Measured Levels

Position	Date	Time	Duration	Average $L_{eq,T}$ (dB) at octave band centre frequency (Hz)								$L_{Aeq,T}$ dB	L_{Amax} dB	L_{A90} dB
				63	125	250	500	1k	2k	4k	8k			
Position 1	13 February 2025	05:03 – 05:13	10 minutes	66	62	57	56	60	54	43	34	62	74	50
		06:00 – 06:10		69	66	60	59	63	56	46	37	65	76	76
Position 3	13 February 2025	05:35 – 05:45	10 minutes	66	62	53	55	60	53	40	29	62	71	58
		06:32 – 06:42		69	64	55	58	61	52	40	29	63	69	60

TABLE 3350/T2

SAMPLE CALCULATION – BEDROOM ON NORTH-EAST ELEVATION

	Area	Octave Band Centre Frequency - Hz								dB(A)	NR
		63	125	250	500	1k	2k	4k	8k		
Incident noise level L _{eq} , 8 hour		69	66	59	60	63	55	46	37	65	63
Direct Field											
Composite SRI of structure (from below)		-25	-30	-33	-40	-44	-46	-52	-55		
Direct L _p		44	36	26	20	19	9	-6	-18	25	19
Reverberant Field											
Composite SRI of structure (from below)		-25	-30	-33	-40	-44	-46	-52	-55		
10 log (S / A)		2	1	-1	-3	-4	-5	-5	-5		
Constant (for line source)		1	1	1	1	1	1	1	1		
Reverberant L _p		47	38	26	18	16	5	-10	-22	26	18
Total L _p		49	40	29	22	21	11	-4	-16	29	21
Within 30 dB L _{Aeq} , 8 hour											
Composite SRI Calculation											
Acoustic glazing R _w 40	3	22	27	29	36	41	42	49	58		
External wall	6.5	28	34	40	45	50	55	55	55		
Acoustic air brick	(10)	40	46	46	50	54	64	64	65		

Table 3350/T3

Example Acoustic Specifications for Glazing and Vents
(to achieve 35 $L_{Aeq,16 \text{ hour}}$ during the day 30 $L_{Aeq, 8 \text{ hour}}$ / 45 dB L_{Amax} during the night)

Minimum Required Sound Reduction Indices (R) for Glazing Systems dB

Zone	Elevations	Octave Band Centre Frequency - Hz								Possible Glazing Configuration
		63	125	250	500	1k	2k	4k	8k	
Zone 1	North east	22	27	29	36	41	42	45	45	10/12/6.8
Zone 2	South east and North west	22	27	29	36	41	42	45	45	10/12/6.8
Zone 3	South west	Standard thermal double glazing								

TABLE 3350/T3

Minimum Required Element Normalised Level Differences ($D_{n,e}$) for Acoustic Trickle Vents dB

Zone	Rooms	Octave Band Centre Frequency - Hz								Example vent
		63	125	250	500	1k	2k	4k	8k	
Zone 1	North east	40	46	46	50	54	55	55	55	Greenwood MA3051 or similar high performance acoustic air brick, or mechanical ventilation
Zone 2	South east and North west	44	44	38	34	39	42	51	51	Renson 771/787 or similar frame mounted acoustic vent
Zone 3	South west	Standard trickle vents								

TABLE 3350/T4

APPENDIX A

Instrumentation

Manufacturer	Type and / or Model	Serial Number	Last Laboratory Calibration	Calibrator Output (dB)	Free Field Correction (dB)	Initial Reading (dB)	Final Reading (dB)
01dB	(Blue) Solo Class 1 Sound Level Meter	60320	March 2023		-0.10	113.9	113.9
Norsonic	Nor140 Class 1 Sound Level Meter (SLM6)	1404515	February 2024		-0.20	114.0	114.0
Norsonic	Nor1251 Calibrator (Cal 5)	34220	February 2024	113.98			

APPENDIX B

Acoustic Terminology

The annoyance produced by noise is dependent upon many complex interrelated factors such as 'loudness', its frequency (or pitch) and any variations in its level. In order to have some objective measure of the annoyance, scales have been derived to allow for these subjective factors.

A-weighting The human ear is more susceptible to mid-frequency noise than the high and low frequencies. To take account of this when measuring noise, the A-weighting scale is used so that the measured noise corresponds roughly to the overall level of noise that is discerned by the average person. It is also possible to calculate the A-weighted noise level by applying certain corrections to an un-weighted spectrum.

When the noise being measured has variable amplitude, such as traffic noise, it is necessary to qualify the basic dB unit. This may be done using a statistical index L_n dB, where n is any value between 0 and 100, and is the percentage of the sample time for which the stated level is exceeded. In defining the use of the index, both the value of n and the length of the sample period must be stated.

L_{10} L_{10} , being the level exceeded for 10% of the time, has been shown to be a good indicator for traffic noise intrusion, and is used in assessing the effect of traffic noise on residential or commercial premises.

L_{90} L_{90} is the level exceeded for 90% of the time, and is used as a measure of background noise level, as it excludes the effects of occasional transient levels, such as individual passing cars or aircraft.

In addition to the statistical noise indices defined above, the following noise units are also used to define variable amplitude noise sources:

$L_{eq,T}$ $L_{eq,T}$ is defined as the notional steady sound pressure level which, over a stated period of time, would contain the same amount of acoustical energy as the actual fluctuating sound measured over the same period. In other words, it is a measure of the "average" noise level

L_{max} L_{max} is the maximum time-weighted sound pressure level recorded over the stated time period



SOFT LANDSCAPE

Existing Trees/Shrubs to be Retained
Trees to be retained and protected in line with BS5837:2012.

Proposed Native Trees (to the boundaries)
To be 14-16cm girth, Extra Heavy Standard. E.g Betula pendula, Sorbus aucuparia, Carpinus betulus

Proposed Native Trees (within the gardens)
To be 14-16cm girth, Heavy Standard. E.g Betula pendula, Sorbus aucuparia.

Proposed Small Ornamental Tree
Fruiting, blossoming trees, Selected Standard, 10-12cm girth, 2.5-3.5m height or multi-stem specimen.

Proposed Wildlife Friendly Planting
Proposed shrubs and flowering herbaceous to be a mix of native and ornamental species. To be planted as 3-5L pots at 3-5 per sq.m. with individual specimen shrubs and climbers.

Proposed Bulb Planting
Bulbs to provide seasonal interest and attract wildlife.

Proposed Amenity Grass

Existing Grassland to be Retained
Please refer to Biodiversity Impact Assessment for details.

Proposed Modified Grassland
Please refer to Biodiversity Impact Assessment for details.

Proposed Grassland Creation
Please refer to Biodiversity Impact Assessment for details.

Proposed Low Native Planting
Proposed native shrubs, herbaceous and bulbs to be planted as 3-5L pots at 3-5 per sq.m. with individual specimen shrubs.

Proposed Native Scrub Enhancement
Planting mix to provide breeding and foraging opportunities. To be whip planting, 60-80cm height, planted at 2 plants per sq.m.

Proposed Species Rich Native Hedgerow
Proposed native hedge to be planted as 100-125cm height planted in a double staggered row at 450mm apart. Proposed in locations that continue to provide linear habitat connections across the site. To have minimum 5 species.

Proposed Evergreen Hedge
To be kept as 120cm high, planted at 4 per sq. m. for instant impact. E.g. Taxus baccata

FURNITURE AND FEATURES

Proposed Companion Bench
Contemporary Jack and Jill Bench, Teak Companion Seat (LT100). Supplied by Cyan Teak Furniture or similar approved.

Proposed Straight Bench
Ascot Teak Garden Bench 1.5m (LT032). Supplied by Cyan Teak Furniture or similar approved.

Proposed Timber Dining Set
Canfield Patio Set (CS303) with 4 Yale Stacking Chairs and Canfield 1.2m Table Supplied by Cyan Teak Furniture or similar approved.

Proposed Wheelchair Accessible Planter
Aluminium VegTrug 420L (Free standing) Size: (H) 800mm x (W) 760mm x (L) 1830mm Supplied by VegTrug or similar approved

Proposed Timber Shed
Classic Shed (1.8 x 2.4m) Paint Colour: Cotton Size:(H)2200mm x (W)1800mm x (L)2400mm Supplied by Crane Garden Building or similar approved.

Proposed Timber Gazebo
Gainsborough Wooden Garden Gazebo in hexagonal shape. FSC certified pressure treated timber. Size:(H)2700mm x (W)3000mm x (D)2600mm Supplied by Gazebo Direct or similar approved.

Proposed Timber Archway
Treated timber beams connected together. To be made bespoke by contractor or builder. Bolts screwed in a top beam from above so no visible fixings from ground level. Size: (H) 2400mm x (W) 1800mm (D) 100mm

Proposed Bird Feeder Sculpture
Coconut Bird Feeder Sculpture (Rusted) Size: (H) 1850mm, of which 250mm goes into the ground. Supplied by Straysparks Creative Metalworks or similar approved.

Proposed Ornamental Planters
Large: Luna 'U' Planter 720 Size: (H) 560mm x (D) 720mm Small: Luna 'U' Planter 450 Size: (H) 370mm x (D) 450mm Supplied by Iota Garden or similar approved.

Proposed Bird Table
Haddonstone Georgian Bird Bath Size: (H) 915mm x (W) 685mm at the rim and 335mm at the base. Supplied by Garden Site or similar approved.

Proposed Timber Trellis Panel
Open Diagonal Trellis Panel (70mm gap), natural unpainted timber. To be attached to the back wall of the garden shed. Supplied by Garden Trellis Company or similar approved.

Proposed Timber Privacy Panel
The Square Privacy Corner Arch Panel with tighter lattice, (H) 1800m x (W) 900mm Supplied by Garden Trellis Company or similar approved.

Proposed Black Tarmac for Roads
To architect's specifications.

Proposed Colored Tarmac or Resin Bound Gravel

Proposed Block Paving to Site Entrance

Proposed Block Paving to Parking Bays

Proposed Flag Paving for Shared Patios

Proposed Flag Paving for Private Patios

Proposed Block Paving in Circle Pattern

BOUNDARY TREATMENT

Proposed 1.8m High Secure Railings

Proposed Secure Fence
Located around the enhanced grassland and Biodiversity Protection Zone

Proposed Retaining Wall

Existing Levels

Proposed Levels

Please refer to Brindle and Green's Biodiversity Impact Assessment and Habitat Creation Plan for further details on retained and proposed habitats.

GENERAL NOTES

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- The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
- The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
- All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
- All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
- All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
C	AJ	Updated in line with Habitat Creation Plan	10.01.25
B	MC	2 small trees taken out from residents garden and amends to the legend descriptions.	07.12.23
A	MC	Updated in line with architect's comments	23.11.23

Client
Charterpoint Group

Project
Leicester Road, Markfield

Description
Landscape Strategy

Status
For Approval

Scale @ A2
1:500

Job number
4456

Drawn
MC

Drawing number
101

Checked
KP

Date
10.11.23

Revision
C



Care Home Need Assessment

On behalf of Charterpoint (LE67) Limited

Land off Leicester Road
Markfield
Leicestershire

January 2025

Preface

The purpose of this document is to ascertain the level of Need for the proposed care home development.

The assessment of Need (whether current or forecast) has become increasingly important to the planning process over the past decade not only due to the rate of population growth amongst the older generation but also central government direction. The latter is detailed within Appendix V and can be summarised as follows:

The **Care Act 2014** sets out in one place a local authority's duties in relation to addressing peoples needs, requiring each local authority to ensure not only an adequate quantity but also quality of care home provision.

On 26th June 2019 the Ministry of Housing, Communities & Local Government published **Planning Practice Guidance** (PPG) entitled 'Housing for Older and Disabled People'. The PPG included the provision of care homes and the opening words set the tone:

'The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing.....'

The importance attached by central government to this sector was further underlined (from a planning perspective) in December 2024 with publication of the revised **National Planning Policy Framework** (NPPF). The document makes specific reference to care homes for older people within Paragraph 63 and is reflective of central government acknowledgement that the need for such accommodation remains critical.



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Introduction

Instruction

This report has been carried out on behalf of Charterpoint (LE67) Limited (The Client). Instruction was confirmed by way of email correspondence from Mr G Nursey of the Charterpoint Group dated 15th January 2025.

Background

The purpose of this report is to provide an indication as to the need for the provision of registered care accommodation for older persons in the area around land off Leicester Road, Markfield, Leicestershire (The Site). The Site, straddling the boundary of two local authorities, is subject to the following live planning applications:

- i. Charnwood Borough Council – P/23/2197/2
- ii. Hinckley & Bosworth Borough Council – 23/01144/FUL

The proposal is for the *'Erection of a 72 bedroom Residential Care Home (Use Class C2) with associated parking provision, cycle parking, bin store, landscaping, air source heat pump enclosure and associated works'*. The proposed care home will be registered with the Care Quality Commission (CQC) and provide care to the elderly.

Given that the Site straddles the boundary of two local authorities, this document considers the combined council areas – mapped and detailed in Section 3.1 to this report.

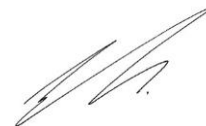
Content

This report has been designed so as to provide a firm base on which the dynamics of the area can be considered. The format has been selected to provide a clear indication of care need without being verbally exhaustive. The Site has not been inspected in relation to this report and comment is based upon data from a number of sources, each of which are detailed within the document.

This report has been prepared by Nigel Newton Taylor, a Director of HPC and Chartered Surveyor with 36 years experience providing commercial property advice in both the public and private sectors. Specialising in care based property for the past two decades, he has provided a mix of consultancy, valuation and transactional advice to a wide range of clients including Local Authorities, Lending Institutions, Not for Profit Organisations and Corporate Healthcare Operators.

This document format and methodology has supported numerous successful planning applications whether in England, Scotland or Wales. In addition, the report author has (in recent months) provided such evidence to planning appeal Hearings and Inquiries in which care home development was allowed in the various local authority areas of:

- Spelthorne
- Leeds
- Crawley
- London Borough of Bexley
- Bromsgrove
- Shropshire



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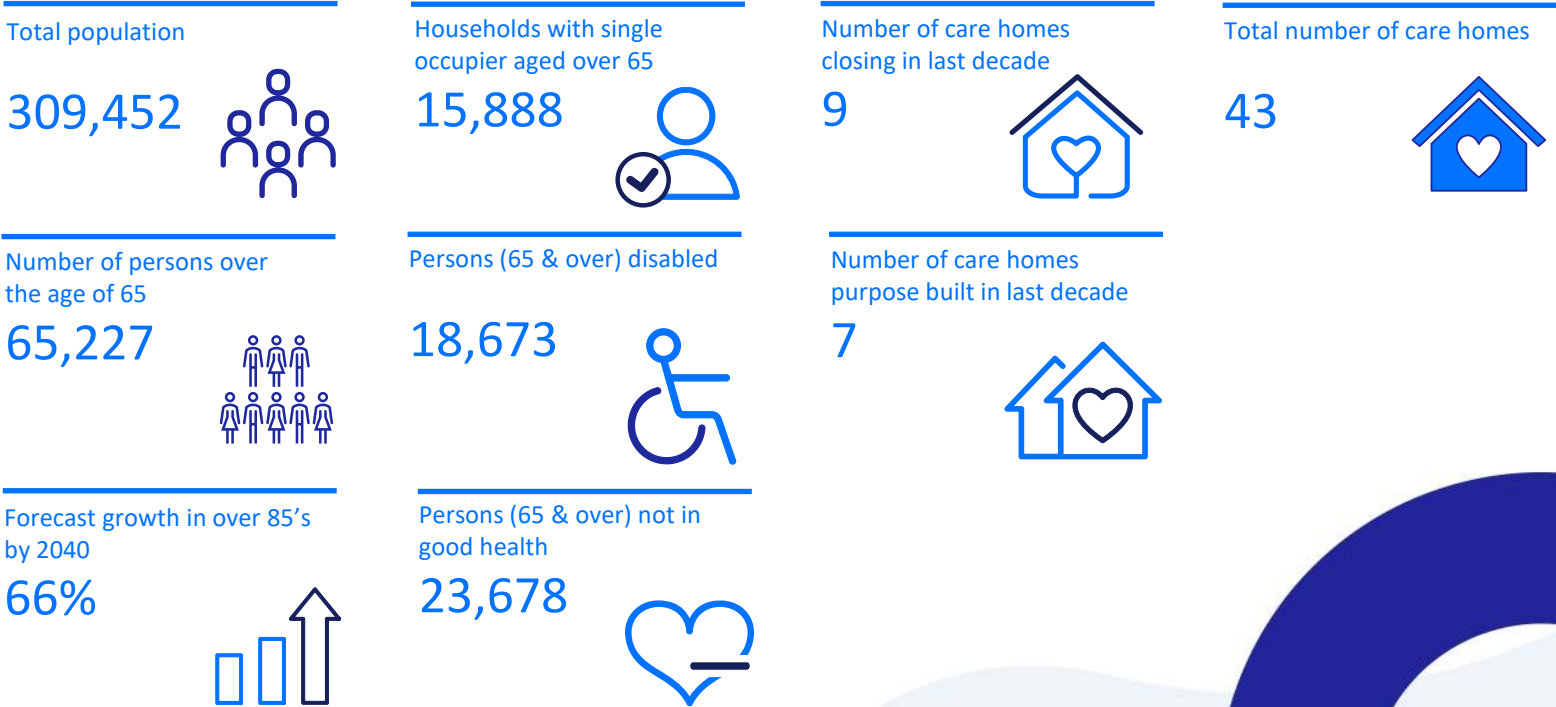
29/01/2025

2

Executive Summary



The Combined Boroughs In Numbers



Conclusion

Local Authority Viewpoint

“Decisions about where older people live – or modifications they might make to their home – are best planned in advance, rather than at a time when pressures may abound. As a council, we also need to start planning and taking action.”

(Leicestershire Accommodation Strategy for Older People 2016 – 2026 Foreword)

“However, there will always be a significant number of people who need to be supported in care homes. The Council will continue to work constructively with providers to commission places, support quality and market development, and monitor sustainability.”

(‘Live’ Leicestershire Market Position Statement – Commissioning aspirations, intentions & opportunities)

“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.”

(Charnwood Housing Needs Assessment 2020; Para 6.23)

“The provision of a choice of attractive housing options to older households is a component of achieving good housing mix. The availability of such housing options for the growing older population may enable some older households to downsize from homes which no longer meet their housing needs or are expensive to run. The availability of housing options which are accessible to older people will also provide the opportunity for older households to ‘rightsized’ which can help improve their quality of life.”

(Charnwood Housing Needs Assessment 2020; Para 6.30)

“...The analysis also suggests a need for some additional nursing and residential care bedspaces.”

(Hinckley & Bosworth Housing Needs Study 2024; Para 6.29)

Need Assessment Findings

- The PPG identifies the need to provide specialised accommodation for older people as being critical
- The 2024 updated NPPF specifically mentions assessment of care home need (Para. 63)
- The Care Act 2014 requires each local authority to ensure adequate provision of care homes in terms of both quantity and quality
- The number of persons aged 65+ across the Combined Boroughs exceeds 65,000
- A significant proportion of forecast population growth over the forthcoming decade is amongst the higher age bands
- The number of persons aged 85+ across the Combined Boroughs is forecast to increase by 66% by 2040
- Although seven new care homes have been developed over the past decade, the impact has been largely offset by the closure of nine
- The care home development pipeline across the Combined Boroughs is nominal
- Leicestershire County Council (Commissioning Authority) Adult Social Care acknowledges the need for care homes, the need to support market development and the need to do so in a timely manner
- The Charnwood Housing Needs Assessment 2020 identifies a significant (rising) shortfall in care home provision
- The Hinckley & Bosworth Housing Needs Study 2024 identifies a significant (rising) shortfall in care home provision

Outcome

The following table overviews the HPC assessment of need for both 2025 and 2030 across the combined Boroughs of Charnwood and Hinckley & Bosworth:

Appropriate Accommodation	Current	2030
Statistical Demand	2,103	2,425
Current supply	1,518	1,518
Outstanding Need	585	907

Whilst the above table aligns with national planning rhetoric in identifying a critical need for further care home provision, the assessment may well be conservative. Section 8.2 to this document details the need analysis carried out on behalf of both Borough Councils. The combined assessment of outstanding need was 1,130 care home bedspaces in 2020 with the shortfall forecast to rise dramatically over forthcoming years.

With the potential for attrition continuing, a significant level of development is required to not only keep pace with the rate of older population growth but also offset ongoing (and recent) care home closures.

The Benefits

It is anticipated that the proposed development will:

- | | | |
|---|---|---------------------|
| 1 | Assist in offsetting the significant existing statistical undersupply of appropriate accommodation across the Combined Boroughs. | (See pages 22 & 23) |
| 2 | Assist in offsetting the significant existing statistical undersupply of appropriate accommodation across the Locality. | (See page 33) |
| 3 | Create additional capacity in line with both the Charnwood Housing Needs Assessment 2020 and Hinckley & Bosworth Housing Needs Study 2024 | (See page 26 & 27) |
| 4 | Offer a nature of accommodation fit for purpose in accommodating older persons with the increasing care need levels identified in Leicestershire Adult Social Care documentation. | (See page 25) |
| 5 | Improve the overall environmental quality of the care home estate through development of modern accommodation designed for purpose. | (See page 14) |
| 6 | Help offset future care home closures as dated premises become either unviable or unfit for purpose in the face of changing/increased care needs. | (See page 16) |
| 7 | Reduce the impact risks of future pandemics through provision of environment specifically designed for purpose. | (See page 37) |
| 8 | Enable older persons to vacate under-occupied dwellings for use as family housing. | (See page 12) |

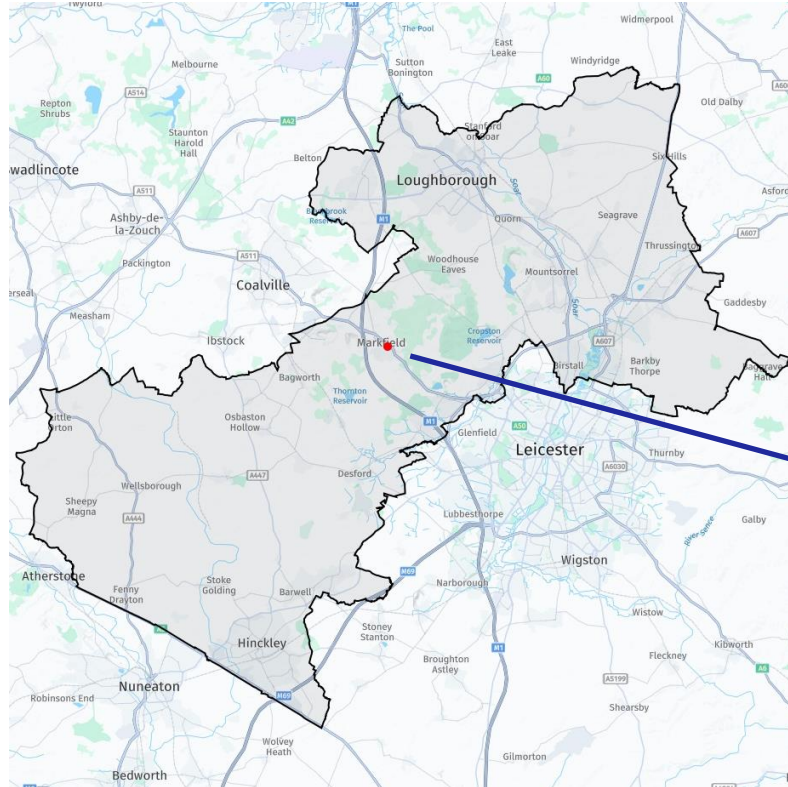


3

Assessment Geography

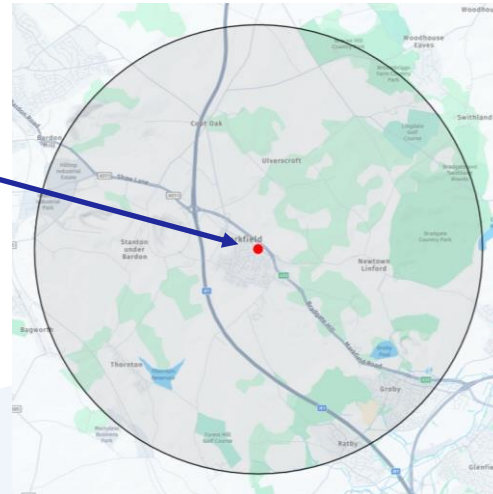


3.1 Primary Geography



The Site straddles the administrative boundary of Charnwood and Hinckley & Bosworth Borough Councils (The Combined Boroughs). In carrying out our research we have focused upon the Combined Boroughs, thereby aligning with relevant local authority strategic documentation. Unless specifically detailed, comments and data within this document refer to the Combined Boroughs. The Combined Boroughs and Site are identified alongside.

3.2 Secondary Geography



As a point of reference we have also (within Appendix II) considered the immediate locality, focusing upon an area within a radius of 3 miles from The Site (The Locality). Having considered the geography surrounding Markfield, we believe that this comprises the area from which the proposed development is most likely to attract service users. The Locality is mapped alongside.

4

Population Profile



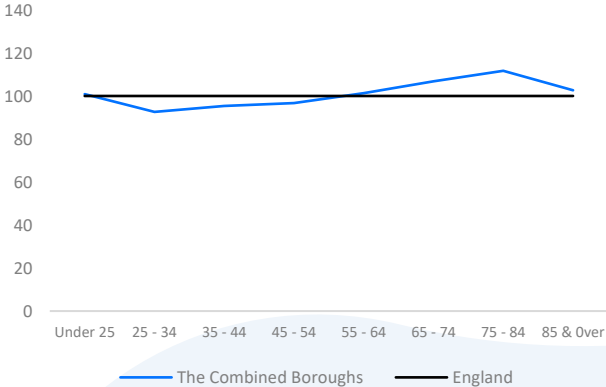
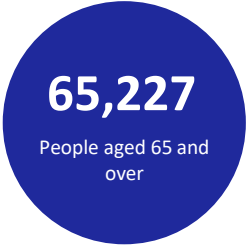
4.1 Age Breakdown

The raw data might best be considered graphically. The chart represents the Index value in order to indicate over or under representation of population band within the Combined Boroughs in comparison to national data.

By way of illustration, an index of 100 indicates that the age band has the same representation locally as nationally whilst an index of 120 would show that it has a representation 20% higher than the corresponding national figure.

As clearly identified, there is a bias towards people in the late middle to elderly age bracket. The prevalence of people in the most elderly age band (85+) is 3% higher than the national profile.

Age Band	The Combined Boroughs
Under 25	89,735
25-34	37,169
35-44	39,266
45-54	37,322
55-64	40,733
65-74	32,252
75-84	24,595
85 & Over	8,380
Total	309,452



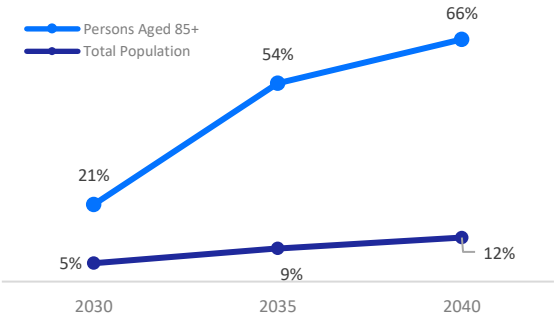
4.2 Population Movement

The following table details the projected population change in individuals over the age of 85 between 2025 and 2040.

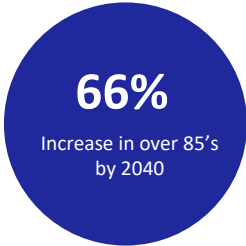
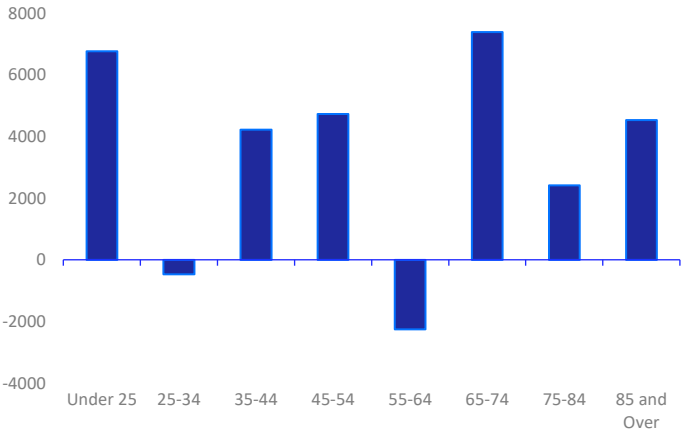
	2025	2030	2035	2040
Projection	8,380	10,127	12,915	13,888

The following chart identifies projected population growth within the Combined Boroughs on the bases of total population and persons aged 85+ in isolation. The identified growth rate is cumulative over the period, measured against the base year of 2025.

The number of people across the Combined Boroughs over the age of 85 is forecast to rise by 66% by 2040 – a figure contrasting dramatically with the total population growth of 12%.



Over the forthcoming decade the population is forecast to rise (in total) from 309,452 to 336,777. The numeric change in age bands over that period is charted below, clearly illustrating the degree to which growth in the elderly population is contributing to total population growth.



4.3 Health and Wellbeing - UK

4.3.1 Dementia

With over 900,000 elderly people in the UK with dementia it is essential that the demand for dementia care is recognised with appropriate provision within the Social Care sector. In November 2019 the Alzheimer's Society funded a study carried out by the Care Policy and Evaluation Centre (CPEC) at the London School of Economics. Entitled 'Projections of older people with dementia and costs of dementia care in the United Kingdom, 2019-2040', the report seeks to assess the medium term impact of dementia upon society in terms of both cost and care requirements.

The projections were produced using an updated version of a model developed by the CPEC for the Modelling Outcome and Cost Impacts of Interventions for Dementia (MODEM) study. The model produces projections of dementia care in England using the best available current data on dementia prevalence. Utilising population forecasts published by the ONS, assumptions include (crucially) the fact that a disease modifying treatment for dementia will not become available over the projection period.

With a base year of 2019, researchers estimated 885,000 older people within the UK to have dementia – a prevalence rate among older people of circa 7.1%. The projected number of older people with dementia is forecast to increase by 80% to 1.59 million by 2040 although it is the specific breakdown of dementia growth that is of particular interest to care home provision. The projected increase in the number of people with severe dementia (2019-2040) is 109% in comparison to the projected increase in those with mild and moderate diagnosis (55% and 33% respectively).

The prevalence rate of dementia in the UK is projected to reach 8.8% (from the current 7.1%) by 2040. This increase in prevalence (and the number of people with dementia) is driven by continued population ageing in the UK, characterised by a rising proportion of people in advanced old age. Concluding comment from the research document is clear in terms of impact upon future demand for dementia care provision:

'...the proportion of older people who have severe dementia is projected to rise in the next decades...the likelihood of living in a care home increases with severity of dementia, which means that in future a higher proportion of people with dementia will live in care homes rather than receive care in the community'



Over 1 million people
in the UK people will
be living with dementia
by 2030

7.1%

of the UK population
over the age of 65
have dementia



A persons risk of
developing dementia
rises from 1 in 14 over
the age of 65 to 1 in 6
over the age of 80

4.3 Health and Wellbeing

4.3.2 General Health

23,678

persons aged 65 & over
not in good health

4.3.3 Disability

18,673

persons aged 65 & over
disabled under the
Equality Act with day
to day activities
limited

4.4 Dwelling Occupation

15,888

single person
households with
occupier aged over 65



5

Supply



5.1 Existing Care Home Overview

Category	Home	Registered Beds	Dementia Beds	Total Rooms	Ensuite Rooms
Residential	33	1,376	1,159	1,322	1,020
Nursing	10	549	449	539	498
Total	43	1,925	1,608	1,861	1,518

A more detailed schedule of existing homes is provided within Appendix I to this report, along with a map of the Combined Boroughs identifying the individual locations.

Existing homes incorporate a complete mix of environment ranging from converted period dwelling through to homes purpose designed in their entirety. Those falling into the latter category date from various years over the past four decades with the most recent development comprising Granville Gardens (Hinckley) which was opened by Acacia Care in 2023.

5.2 Appropriate Accommodation

The HPC Care Home Need Assessment is based upon the number of bedrooms across the geography offering, as a minimum, an en-suite WC and wash hand basin.

This approach is supported by the following – each of which are overviewed in Appendix IV:

- I. Care Act 2014
- II. National Minimum Standards for Care Homes for Older People 2002; Department of Health
- III. Virus control necessity

The aspect of ‘what constitutes a reasonable standard of accommodation’ has, over recent years, been the subject of consideration within the planning process with specific appeal decision reference to ensuite bedroom provision including:

‘Furthermore, they do not take account of the significant number of rooms which are not single occupancy and are without any en-suite facilities, agreed by the Council and Appellant to now be a reasonable minimum expectation for registered care bedrooms for older people....’

(APP/D3830/W/21/3281350. Decision 12th April 2022. Para 50 pt.)

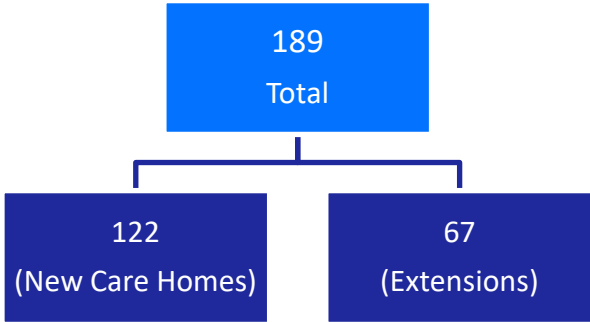
It is not in dispute between the Council and the Appellants that the existing buildings are no longer suitable for their current use: I agree. There is no level access from the street, and the buildings have a number of levels, with narrow corridors and a number of short staircases making them unsuited for those with mobility issues. Some of rooms have en-suite facilities, but others do not and are therefore not to expected modern standards...’

(APP/K3605/W/20/3257109. Decision 18th October 2021. Para 32 pt.)

Indeed, in September 2024, the Hearing Inspector considering the proposed development of a 72 bed care home in Colchester (APP/A1530/W/24/3339756) explicitly underlined the importance of quality in identifying a main issue as being *‘whether or not there is a quantitative and/or qualitative need for C2 accommodation.’*

5.3 Planning Activity

We have, in researching for this report, had regard to ongoing and recent planning activity across the Combined Boroughs. This has been carried out through utilisation of the Barbour ABI planning directory in tandem with a key word search of the local authority planning portals. The search has encompassed planning applications relating to registered care home provision for the elderly lodged over the past 3 years where the outcome has been positive or, alternatively, a decision remains pending. Detailed findings are incorporated within Appendix I. Consented beds comprise:



5.4 Market Movement

Whilst the Care Quality Commission data in Section 5.1 provides a snapshot in time, it is also useful to look at the pattern of provision over recent years in terms of new facilities and closures. The two tables below identify such activity across the Combined Boroughs over the decade from January 2015 to date.

Home Closures	
Markfield Court	85
Beaumont House	10
Ivydene	23
Tudor	10
The Limes	40
Home from Home	10
Charnwood Hall	25
Thorpe House	50
Berrystead	46
Total Reg. Beds	299

New Developments	
Cedar Mews	73
Mountview	66
Kingsfield Court	70
Woodthorpe Lodge	66
Lonsdale Mews	64
Ingleside House (Abbeyfield)	33
Granville Gardens	67
Total Reg. Beds	439

The above tables:

- i. Include Ingleside House. Whilst, technically, this comprises an addition to the pre-existing Abbeyfield Loughborough care home (and incorporated within that overall registration), it appears to be a detached facility.
- ii. Exclude Wymeswold Court / Manor. Comprising the same facility, the home closed in 2020 prior to re-opening in 2023 under the amended name.

Source: Care Quality Commission

It would appear that, over the decade, the impact of new care home development has been largely nullified by attrition. The development of 439 registered beds has been offset (to a degree) by the loss of 299 due to home closure. The net increase of 140 beds across the Combined Boroughs (an average of 14 additional beds per annum) in no way reflects the rate of growth amongst the significant local elderly population (Section 1 to this document).

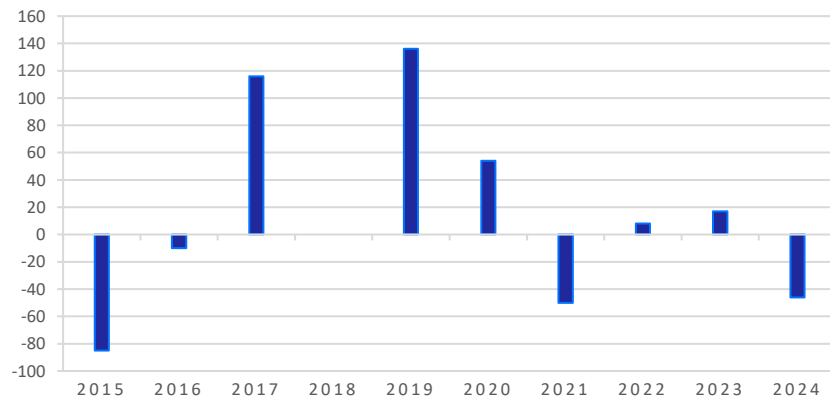
As a company, HPC monitors care home closures nationwide. Amongst the key reasons behind home closures are a lack of economy of scale (limited registration) and environmental provision no longer deemed fit for purpose.

In order to secure economy of scale, the average size of newly registered care home across the country is 66 beds. This contrasts with the average size of care home closing – 31 beds. Of concern is the fact that, across the Combined Boroughs, 13 of the 43 homes have a registration of 30 or fewer beds.

With a high proportion of the local care home estate being dated, we would anticipate continued attrition across the Combined Boroughs over the short/medium term with the level of development therefore required not only to accommodate the increasing elderly population but to offset accommodation lost through closure.

5.4 Market Movement

The following chart identifies the annual market movement in terms of registered beds over the past decade to reflect the preceding schedules. Of particular note is the lack of growth in terms of registered bed number over the past five years.



9

Care Home closures
over the past decade

7

New Care Homes
registered over the
past decade

6

Statistical Demand



6.1 Demand Assessment

In considering the potential demand for elderly care throughout the Combined Boroughs we analyse below the bed provision for key age groups based upon LaingBuisson research. This confirms the following proportions of UK population living in a care home or long stay hospital setting as at December 2023:

- 65 – 74 years: 0.52%
- 75 – 84 years: 2.8%
- 85 and over: 12.6%

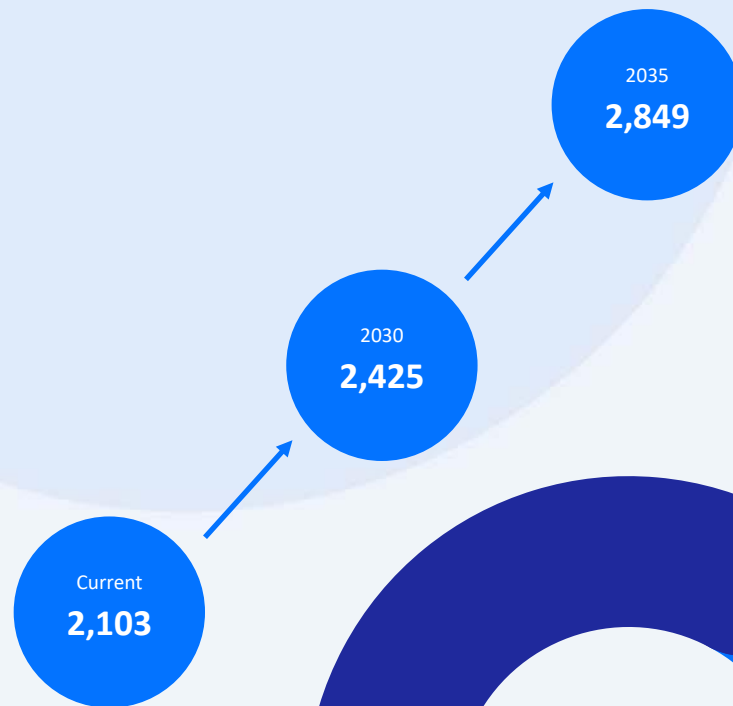
The above prevalence rates are occupancy based. The level of care home bed provision needed should reflect the following:

- The nature of the service provision is such that occupancy turnover is high. At each turnover a bedroom is temporarily lost in order to facilitate removal of belongings and redecoration/deep clean.
- The Care Act 2014 requires local authorities to provide a choice of accommodation across their area.

To reflect these factors, a 10% uplift on the base occupancy assessment has been applied.

Future forecasts have been calculated having regard to population movement forecasts (across relevant age bands) coupled with the above methodology. There is, of course, a level of uncertainty attached to such forecasting. In a drive to retain an individual's independence, the Assisted Living concept has become a popular alternative to the provision of low need residential care to the frail elderly. The potential for this occurrence is likely to increase. Conversely, as the incidence of dementia rises across the elderly population, so total independence may become inappropriate for many of our population and the need for a care home environment will be the natural choice.

This methodology confirms a total requirement for 2,103 elderly care beds. This level of demand rises to 2,425 by 2030 and 2,849 by 2035.



7

Assessment of Need



7.1 Basis of Assessment

Preceding sections have focused upon both supply and occupational demand. The ultimate purpose of this document is to ascertain whether a Need exists for further care home development and, if so, the level of that Need. The HPC assessment of Need has been calculated as shown alongside.

The following government Housing Need ‘definitions’ would be considered consistent despite the decade differential in publication:

‘...Shortfalls from certain normative standards of adequate accommodation’

(Estimating Housing Need; The Department for Communities and Local Government. 2010. Para 2.9)

‘...There is no strict definition of housing need, but it can be understood as the amount of housing required for all households to live in accommodation that meets a certain standard’

(Meeting Housing Demand: First report of Session 2021/22. House of Lords Built Environment Committee. 2022. Para 22)

Aligning with the principles of the Care Act 2014 (see Appendix IV) in acknowledging the concept of Need to be both qualitative and quantitative, central government clearly identifies the expectation for accommodation to ‘*meet a certain standard*’. We would therefore refer back to Section 5.2 (Appropriate Accommodation) which details further the basis of supply considered.

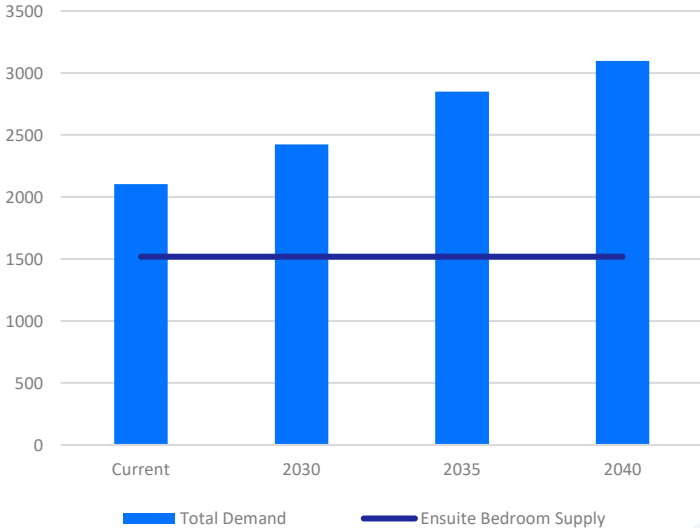


7.2 Overview – Combined Boroughs

The chart details the total statistical bed requirement (current and forecast) across the Combined Boroughs as calculated in Section 6. In terms of supply, there are currently 1,518 en suite bedrooms (Section 5). This level is detailed in the chart below by the horizontal blue line.

As identified on the chart, a significant shortfall in appropriate accommodation exists, with the undersupply forecast to grow rapidly over forthcoming years.

Future dynamics exclude both attrition and new development, the level and timing of neither being known with certainty.



COMBINED BOROUGHS	Current Total Elderly	2030 Total Elderly
Demand		
Statistical demand (incl. forecasts)	2,103	2,425
Supply		
Current supply of en suite bedrooms	1,518	1,518
Outstanding Need		
Under supply of Appropriate Accommodation	585	907
Potential Supply Pipeline		
Undeveloped consented ensuite beds (net)	189	189

The table above identifies a significant level of outstanding need across the Combined Boroughs. Indeed, the level of outstanding need exceeds 900 ensuite bedrooms by 2030.

Detailed at the base of the table is the potential impact of further beds already in development or consented at the time of reporting. This potential supply pipeline falls dramatically short of being able to offset the current level of outstanding need.

Current Need for
additional
585
Ensuite bedrooms

7.2 Overview – Individual Boroughs

CHARNWOOD	Current Total Elderly	2030 Total Elderly
Demand		
Statistical demand (incl. forecasts)	1,211	1,384
Supply		
Current supply of en suite bedrooms	878	878
Outstanding Need		
Under supply of Appropriate Accommodation	333	506
Potential Supply Pipeline		
Undeveloped consented ensuite beds (net)	86	86

The tables above break down the level of Need by Borough in order to facilitate consideration (if necessary) by the separate local authorities considering the two applications referenced in the Introduction.

A significant shortfall in appropriate accommodation exists in each of the two Boroughs, with neither Borough possessing a development pipeline sufficient to remedy the situation.

HINCKLEY & BOSWORTH	Current Total Elderly	2030 Total Elderly
Demand		
Statistical demand (incl. forecasts)	892	1,041
Supply		
Current supply of en suite bedrooms	640	640
Outstanding Need		
Under supply of Appropriate Accommodation	252	401
Potential Supply Pipeline		
Undeveloped consented ensuite beds (net)	103	103

Current Need for
additional

333

Ensuite bedrooms in
Charnwood

Current Need for
additional

252

Ensuite bedrooms in
Hinckley & Bosworth

8

The Local Authority Perspective



8.1 Care

The care commissioning authority for the Combined Boroughs is Leicestershire County Council. There are three documents of particular relevance:

- i. **The Accommodation Strategy for Older People 2016 – 2026**
- ii. **The Market Position Statement**
- iii. **The Market Sustainability Plan**

The Strategy is clear in the Executive Summary that, due to ongoing ‘specific work’ relating to care homes at the point of Strategy compilation, this area of the care sector is not considered in detail. In terms of general principle, the thrust of the Strategy is promotion of independence where possible. In terms of district specific commentary, the Strategy further notes that (of the seven Leicestershire districts) the most significant numeric growth in population over the age of 75 is in Charnwood (page 12).

The Market Position Statement (MPS) is an online offering, last updated in June 2023. Care home content is relatively brief. Whilst highlighting the desire to promote independence, the live document further acknowledges that levels of need will require care home provision (see alongside).

Appended to the online MPS is the Market Sustainability Plan which, inter alia, reflects upon countywide supply. Noting a comparatively limited care home provision (outside of Leicester city) the main shortfall is identified as nursing home availability.

“Accommodation significantly impacts, positively or negatively, on people’s wellbeing and is an integral part of the county council’s social care assessment and support planning responsibilities under the Care Act 2014.”

(Accommodation Strategy for Older People 2016 – 2026 Foreword)

“Decisions about where older people live – or modifications they might make to their home – are best planned in advance, rather than at a time when pressures may abound. As a council, we also need to start planning and taking action.”

(Accommodation Strategy for Older People 2016 – 2026 Foreword)

“However, there will always be a significant number of people who need to be supported in care homes. The Council will continue to work constructively with providers to commission places, support quality and market development, and monitor sustainability.”

(Market Position Statement – Commissioning aspirations, intentions & opportunities)

“The proportion of nursing care homes per head of population is very low in Leicestershire.”

(Market Sustainability Plan)



8.2 Housing - Charnwood

Charnwood Borough Council continues to progress the **Charnwood Local Plan 2021-2037** with the consultation on proposed Main Modifications having concluded in September 2024. Policy H2 of the draft emerging Plan addresses 'Housing for Older People and People with Disabilities' stating:

"We will...support the provision of specialist accommodation where it addresses the needs of older people in accordance with identified housing needs and care requirements, or of younger people with special accommodation needs."

A key document within the Evidence Base for the emerging Plan is the **Charnwood Borough Council Housing Needs Assessment**. Compiled by jg Consulting, the report was published in September 2020 with Section 6 addressing 'The Needs of Older People and People with Disabilities'. Key facts include:

- Markfield is situated within the Charnwood Forest Sub Area. This Sub Area has a significantly higher proportion of older persons than any other Borough locality (Fig 6.2, Para 6.4)
- The Borough will see an increase of 51.1% in older persons living with dementia between 2020 and 2037 (Fig 6.9, Para 6.21)
- Tabularised in Fig 6.10, the report clearly identifies the total existing (2020) and forecast shortfall in Care Home beds for older persons across the Borough as follows:

	2020	2037
Total Shortfall in Bedspaces	723	1,116

"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."

(Charnwood Housing Needs Assessment 2020; Para 6.2)

"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."

(Charnwood Housing Needs Assessment 2020; Para 6.23)

"The provision of a choice of attractive housing options to older households is a component of achieving good housing mix. The availability of such housing options for the growing older population may enable some older households to downsize from homes which no longer meet their housing needs or are expensive to run. The availability of housing options which are accessible to older people will also provide the opportunity for older households to 'rightsized' which can help improve their quality of life."

(Charnwood Housing Needs Assessment 2020; Para 6.30)

The Councils own Housing Needs Assessment is clear:

1. **The Markfield locality has a particularly high proportion of older population**
2. **Even in the absence of qualitative consideration, a critical shortfall in terms of care home accommodation exists across the Borough and is set to increase further**



8.2 Housing – Hinckley & Bosworth

In a similar way to Charnwood, Hinckley & Bosworth Borough Council continues to progress a new **Local Plan**, seeking to set out land allocations and planning policies for the period 2020 to 2041.

A key document within the Evidence Base for the new Plan is the **Hinckley & Bosworth Borough Council Housing Needs Study**. Compiled by jg Consulting, the report was published in April 2024 with Section 6 addressing 'Older and Disabled People'. Key facts include:

- The Borough has a proportionately higher level of older persons than seen across the County, Region or Country (Fig. 6.1, Para 6.3)
- The proportion of older persons within the Ward of Markfield, Stanton and Fieldhead is particularly high (Fig. 6.2, Para 6.4)
- Tabularised in Fig 6.10, the report clearly identifies the total existing (2020) and forecast shortfall in Care Home beds for older persons across the Borough as follows:

	2020	2041
Total Shortfall in Bedspaces	407	1,046

"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."

(Hinckley & Bosworth Housing Needs Study 2024; Para 6.16)

"....The analysis also suggests a need for some additional nursing and residential care bedspaces."

(Hinckley & Bosworth Housing Needs Study 2024; Para 6.29)

The Councils own Housing Needs Study is clear:

1. **The Markfield locality has a particularly high proportion of older population**
2. **Even in the absence of qualitative consideration, a critical shortfall in terms of care home accommodation exists across the Borough and is set to increase further**

Appendices



Appendix I – Supply in Detail

Map Ref	Nursing / Residential	Name	Provider	Distance (miles)
1	Nursing	Aarons Specialist Unit	Rushcliffe Care Limited	6.2
2	Residential	Abbeyfield Loughborough	Abbeyfield Loughborough Soc. Ltd	6.1
3	Residential	Ashford House	Mauricare (Rearsby) Ltd	10.3
4	Nursing	Barons Park	Barons Park Nursing Home Limited	3.8
5	Nursing	Beaumanor	Rushcliffe Care Limited	6.9
6	Residential	Bethel/Bethesda	Cooper Residential Homes Limited	8.1
7	Nursing	Bosworth Court	Givecare	7.2
8	Residential	Cedar House	Cedar House Care Home Limited	4.6
9	Residential	Cedar Mews	Birstall Care Services Limited	5.9
10	Nursing	Charnwood Oaks	Prime Life Limited	5.6
11	Residential	Charnwood Park	Charnwood Park Res. Home Ltd	8.3

Map Ref	Nursing / Residential	Name	Provider	Distance (miles)
12	Residential	Granville Gardens	Acacia Care (Hinckley) Ltd	11.3
13	Residential	Hadrian House	Leicestershire County Care Limited	7.3
14	Residential	Harvey House	Leicestershire County Care Limited	9.1
15	Residential	Highbury House	Hawthorne Care Limited	7.2
16	Residential	Hinckley House	Avery Homes Hinckley Limited	10.4
17	Nursing	Hinckley Park	HC-One Limited	10.8
18	Residential	Huntingdon Court	Leicestershire County Care Limited	6.5
19	Nursing	Jasmine Court	Rushcliffe Care Limited	6.7
20	Residential	Kingsfield Court	Acacia Care (Nottingham) Ltd	7.7
21	Residential	Kirby Grange	Kirby Grange Limited	3.0
22	Residential	Lingdale Lodge	Broad oak Group of Care Homes	9.4

Appendix I – Supply in Detail

Map Ref	Nursing / Residential	Name	Provider	Distance (miles)
23	Residential	Longcliffe	Shankar Leicester Limited	4.4
24	Nursing	Lonsdale Mews	Care UK Community Partnerships Ltd	5.6
25	Residential	Marwood	Precious Care Homes Ltd	5.1
26	Residential	Moat House	Moat House Care Home Limited	11.5
27	Residential	Mountview	Ideal Carehomes Limited	6.4
28	Residential	Northfield House	AMAFHH Care Homes Limited	8.5
29	Residential	Orchard House	Broadoak Group of Care Homes	7.2
30	Residential	ParkHouse Grange	A L A Care Limited	7.9
31	Residential	Pinglenook	Turnbulls Health Care Limited	7.0
22	Residential	Primrose Lodge	Broadoak Group of Care Homes	9.4
32	Residential	Quarry Hill Grange	AMAFHH Healthcare Limited	6.1

Map Ref	Nursing / Residential	Name	Provider	Distance (miles)
33	Residential	Quorn Orchards	AMAFHH Healthcare Limited	5.9
34	Residential	Rose Cottage	Mrs Nicola Schofield	6.0
35	Residential	Saffron House	Minster Care Management Limited	8.9
36	Residential	Syston Lodge	MyMil Limited	8.5
37	Nursing	The Ashton	Hinckley Care Limited	10.6
38	Nursing	The Willows	Willows Care Home (Shepshed) Ltd	5.8
17	Residential	The Willows (Hinckley)	HC-One Limited	10.8
39	Residential	Westroyd	Crown Care VI Limited	6.1
40	Residential	Woodthorpe Lodge	Ideal Carehomes Limited	5.4
41	Residential	Wymeswold Manor	Broadoak Group of Care Homes	10.5
TOTAL		43		

Appendix I – Supply in Detail - Planning

Granted Consents			
Address	Scheme	Net New Ensuite Beds	Application Type Decision Date Reference Local Authority
Broadnook Land North of Birstall LE7 4PN	Substantial Mixed Use Scheme	70	Hybrid (Outline) 5 th November 2020 P/16/1660/2 Charnwood
Kirby Grange Spinney Drive Botcheston LE9 9FG	Refurbishment and Extension	51	Detailed 22 nd December 2022 21/01331/FUL Hinckley & Bosworth
Glebe Farm Kirkby Road Barwell LE9 8FS	New Care Home (Works Commenced)	52	Reserved Matters 7 th November 2019 19/00730/REM Hinckley & Bosworth
Adj. Northfield House 1360 Melton Road Syston LE7 2EQ	Extension	6	Detailed 21 st December 2023 P/23/1259/2 Charnwood
Highbury House 38 Mountsorrel Lane Sileby LE12 7NF	Extension	10	Detailed 1 st July 2024 P/21/0816/2 Charnwood

Pending Applications			
Address	Scheme	Net New Ensuite Beds	Application Type Application Date Reference Local Authority
The Site	New Care Home	72	Detailed 11 th December 2023 P/23/2197/2 23/01144/FUL Both
Burroughs Road Recreation Ground Burroughs Road Ratby LE6 0XZ	Substantial Mixed Use Scheme	N/K	Outline 30 th September 2024 24/00914/OUT Hinckley & Bosworth
Land At Burbage Fields Farm Bullfurlong Lane Burbage	Substantial Mixed Use Scheme	66	Hybrid (Outline) 26 th January 2024 24/00083/HYB Hinckley & Bosworth

Appendix II – The Local Picture (3 mile radius)

We have given additional consideration to the dynamics across the Locality in terms of registered care provision for the elderly. Tabulated below is a breakdown of existing registered care for the elderly within a residential / nursing environment. The nature (and extent) of registration has been derived directly from CQC with bed breakdown sourced from LaingBuisson research and the sector directory www.carehome.co.uk.

	Home	Registered Beds	Dementia Beds	Total Rooms	Ensuite Rooms
Residential Care	1	31	31	29	20
Nursing Care	0	0	0	0	0
Total	1	31	31	29	20

Our enquiries indicate:

- There to be a single care home for older persons (Kirby Grange) in the Locality – situated at the extremity of the 3 mile radius from the Site
- The sole care home in Markfield (Woodrowe House) to be a specialized service providing rehabilitation care to adults of all ages living with an acquired brain injury
- There to be no ongoing or recent planning activity in the Locality

Utilising the same methodology as in Section 6, applying to the immediate population, we have calculated the statistical level of demand across the Locality. The table below compares the demand level with aforementioned supply. As identified, there is a significant level of Outstanding Need across the Locality.

	Current Total Elderly	2030 Total Elderly
Demand		
Statistical demand (incl. forecasts)	154	174
Supply		
Current supply of en suite bedrooms	20	20
Outstanding Need		
Under supply in terms of en suite bedrooms	131	154

131
ensuite bedrooms
needed in the
Locality

Appendix III – The Care Home: Defined

Key care home definitions utilised by the Care Quality Commission (as regulator) comprise:

Care Home Services without Nursing:

'A care home is a place where personal care and accommodation are provided together. People may live in the service for short or long periods. For many people, it is their sole place of residence and so it becomes their home, although they do not legally own or rent it. Both the care that people receive and the premises are regulated'.

Alternative names for premises falling under the above definition are identified as (inter alia) residential home, rest home and convalescent home.

Care Home Services with Nursing:

Mirrors the above definition with the addendum *'in addition, qualified nursing care is provided, to ensure that the full needs of the person using the service are met'.*

Alternative names for premises falling under the above definition are identified as (inter alia) nursing home and convalescent home with nursing.

In essence, a nursing home provides a level of care to service users with additional physical needs over and above those of a residential home occupant. Indeed, all persons are individual, and age is not a precise indicator of care need. For this reason, specialist accommodation for the elderly comprises a spectrum rather than single model. By way of reference, the diagram overleaf illustrates the various formats of accommodation available to older persons, providing a graduated level of care.

Care homes, from a planning perspective, are classified as Use Class C2 (Residential institutions) within the Town & Country Planning (Use Classes) Order 1987 with the definition being:

'Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.'

It is not only care homes but also various formats of Housing with Care (also known as Assisted Living, Extra Care and Enhanced Sheltered Housing) that fall into Use Class C2. There are a number of key differences between a care home and Housing with Care from operational, accommodation and regulatory perspectives. This HPC Care Home Need Assessment restricts the scope of analysis to care home need.



Appendix III – The Care Home: Defined



Appendix IV – The Need for Quality

Care Act 2014

The Care Act 2014 and implications of such upon the sector are briefly outlined within the Preface to this document. The thrust of the Act (as far as it relates to provision of care) is the requirement placed upon each local authority to ensure an appropriate provision.

A key driver of the statutory requirement is quality. For ease of reference, Part 1 Section 5 Paragraph 1b of the Care Act 2014 is reproduced once more below (underlined by author for emphasis):

'A local authority must promote the efficient and effective operation of a market in services for meeting care and support needs with a view to ensuring that any person in its area wishing to access services in the market has a variety of high quality services to choose from'.

Reading the above in conjunction with the National Minimum Standards for Care Homes for Older People published by central government over two decades ago, a single occupancy bedroom with, as a minimum, an en-suite WC and wash hand basin would appear to be a reasonable expectation.

National Minimum Standards for Care Homes for Older People

In line with the Care Standards Act 2000, national minimum standards were published by the Department of Health in 2002. The minimum standards were to be used by the National Care Standards Commission inspectors when carrying out inspections of care homes.

Included within the standards were environmental requirements including:

- A minimum communal space provision of 4.1m² per resident
- An ensuite facility for each bedroom (WC and wash hand basin as a minimum)
- Single occupancy room provision only
- Each bedroom to measure, as a minimum, 12m² (net of ensuite facility)

Private providers argued that the cost of meeting such standards would force many to close and, after widespread opposition, the original document was redrafted and published in February 2003. The redrafted document limited the impact of the aforementioned environmental requirements to new accommodation developed post 2002.

Whilst the original requirements were watered down and the standards are no longer in use, their publication served as a huge statement by the Department of Health. It is fair to say that, since that point in time, the market has seen the provision of ensuite single bedroom accommodation with increased footprint as the appropriate market offering.

Appendix IV – The Need for Quality

Virus Spread

During the first 12 months of Covid in the UK, there were a staggering 29,275 deaths within a care home environment. Whilst the deaths can be attributed to a variety of reasons ranging from mismanagement at government level through to appropriate testing in situ, the pandemic also brought the nature of accommodation under scrutiny. Whilst we are (hopefully) experiencing the tail end of Covid, the lessons learnt remain important in terms of virus spread in general.

The first piece of comprehensive research into the association between care home accommodation and COVID 19 prevalence was carried out in Canada. 'The Association between Nursing Home Crowding and Covid-19 Infection and Mortality in Ontario, Canada' comprises a substantial piece of research published online by the Journal of the American Medical Association on 9th November 2020. The research is authored by Kevin Brown PhD, Aaron Jones MSc, Nick Daneman MD, MSc et al. Author affiliations include Public Health Ontario, the Dalla Lana School of Public Health (University of Toronto), the Department of Health Research Methods, Evidence, and Impact (McMaster University, Hamilton), Sunnybrook Research Institute (Division of Infectious Diseases, Toronto) and the Department of Medicine (University of Toronto).

The research sought to ascertain whether a correlation exists between Covid-19 infection and mortality prevalence and environmental configuration within registered care facilities. The authors obtained complete information in respect of 618 of the 623 Ontario nursing homes, encompassing 78,607 residents. As a guide to sample size, this is sizeable - equating to almost 20% of UK registered beds for the elderly. The research was conducted between March 29th and May 20th 2020.

Key Points (quoted verbatim and in full from the research) comprise:

Question – What is the association of crowding in nursing homes, defined as the mean number of residents per bedroom and bathroom, with nursing home coronavirus disease 2019 (COVID-19) mortality?

Findings – In this cohort study that included more than 78,000 residents of 618 nursing homes in Ontario, Canada, COVID-19 mortality in homes with low crowding was less than half (578 of 46,028 residents [1.3%]) than that of homes with high crowding (874 of 32,579 residents [2.7%]).

Meaning – Shared bedrooms and bathrooms in nursing homes are associated with larger and deadlier COVID-19 outbreaks.

More recently, in May 2023, the research document 'Building a resilient social care system in England – What can be learnt from the first wave of Covid-19?' was published. Authored by The Nuffield Trust and employees of The London School of Economics, the report was developed as part of the Social Care Covid Recovery and Resilience Project funded by the National Institute for Health and Care Research.

Section 5 to the report includes focus upon the care home estate with commentary scathing at times in respect of accommodation quality. The following Key Point at the commencement of the section (Page 66) is particularly relevant:

'Those leading the response made assumptions that care home residents could be isolated but the old, converted buildings without en-suite bathrooms that make up a large proportion of the residential care estate made this very difficult'.

Indeed, the Executive Summary to this report paints a particularly gloomy picture (underlined by author for emphasis):

'A lack of sustained investment, and instead a reliance on sporadic injections of funding, over the preceding decade resulted in the sector entering the pandemic with patchy data, limited spread of technology and innovation and a residential care estate that was not fit for purpose'.

Appendix V – Central Government – Guidance & Statute

The Planning Perspective

On 26th June 2019 the Ministry of Housing, Communities & Local Government published Planning Practice Guidance (PPG) entitled 'Housing for Older and Disabled People'. The PPG included the provision of care homes and the opening words set the tone:

'The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing.....'

The need for no other form of development is identified as 'critical' within the PPG and the importance attached by central government to this sector was further underlined in December 2024 with publication of the revised National Planning Policy Framework (NPPF). To quote central government, the NPPF '...sets out government's planning policies for England and how these are expected to be applied.'

Relevant NPPF content is contained within Section 5 'Delivering a Sufficient Supply of Homes' and we reproduce below in full Paragraphs 61 and 63 (underline by author for emphasis):

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.'

Specific reference to care homes for older people within Paragraph 63 of the NPPF was first made in the 2023 update - reflective of ongoing central government acknowledgement that the need for such accommodation has become critical.

The Care Perspective

Whilst this document has been prepared for use in association with the planning process, the care-based overlap is significant. After being introduced in May 2013, the Care Act 2014 received royal assent on 14th May 2014. The Act sets out in one place a local authority's duties in relation to addressing peoples needs and their eligibility for publicly funded care and support.

Part 1, Section 5 to The Act is entitled 'Promoting Diversity and Quality in Provision of Services'. It is this section that is of particular relevance to need assessment and we reproduce below the most relevant commentary from the first three paragraphs (underline by author for emphasis):

(1) A local authority must promote the efficient and effective operation of a market in services for meeting care and support needs with a view to ensuring that any person in its area wishing to access services in the market—

(a) has a variety of providers to choose from who (taken together) provide a variety of services;

(b) has a variety of high quality services to choose from;

(c) has sufficient information to make an informed decision about how to meet the needs in question.

(2) In performing that duty, a local authority must have regard to the following matters in particular—.....

(b) the need to ensure that it is aware of current and likely future demand for such services and to consider how providers might meet that demand;

(3) In having regard to the matters mentioned in subsection (2)(b), a local authority must also have regard to the need to ensure that sufficient services are available for meeting the needs for care and support of adults in its area and the needs for support of carers in its area.

The Care Act therefore requires a local authority to ensure not only an adequate quantity but also quality of care home provision.

Appendix VI – Assumptions and Reservations

Tenure and Reports on Title

Unless otherwise stated, HPC have not inspected the title deeds, leases and related legal documents and, unless otherwise disclosed to us, we have assumed that there are no onerous or restrictive covenants in the titles or leases likely to impact upon our findings.

Condition and Repair

HPC have not carried out a building survey in respect of The Site nor any competing facility referred to in this report. Indeed, we have not inspected woodwork or any other part of the structure whether covered or exposed, accessible or inaccessible. We are therefore unable to confirm whether any facilities are defect free. None of the services, drainage or service installations were tested and we are, therefore, unable to report upon their condition.

Environmental

HPC have not carried out soil, geological or any other tests or surveys in order to ascertain site conditions or environmental condition of The Site (or competing facilities). The report assumes that there are no unusual ground conditions, contamination etc. which would impact detrimentally on the operation of a development.

Local Authorities, Statutory Undertakings and Legal Searches

HPC have not made any formal searches or enquiries in respect of The Site and are therefore unable to accept any responsibility in this connection. We have assumed that all necessary consents, licences and permissions enabling The Site to be put to the proposed use will be obtained with no outstanding works or conditions required by statutory, local or other competent authorities.

We would specifically confirm that HPC have not contacted the Care Quality Commission in respect of the proposed development.

Business Performance

In instances where reliance has been placed on information supplied to us by the client, HPC accept no liability should such information subsequently prove to be inaccurate or unreliable.

Third Party Data Provision

As previously stated throughout this report, HPC have relied upon information sourced from third party data providers. HPC have made every effort to ensure the reliability of each provider but take no responsibility for omissions or erroneous data sourced.

Time Limitation

The potential of The Site is impacted by market movement outside of the control of HPC. For this reason, it is necessary to limit the period of time for which this report remains valid to four months from report date.

Document Purpose

The HPC Care Home Need Assessment has been produced for the sole purpose of assisting in the consideration of a planning application. HPC accept no liability should the document content be relied upon for any other purpose.

Instructing Party

The instructing source is detailed within Section 1 to this report. Reports have been provided for the use of the party to whom they are addressed. Whilst they may be disclosed to other professional advisors as part of the planning process, no responsibility is accepted to any third party for either the whole or any part of the content.

Liability Cap

HPC confirm that the extent of our liability in respect of this report is limited to a maximum sum of £5,000,000.

Appendix VII – HPC Profile

HPC (Healthcare Property Consultants Limited)

Established in 2008 by Nigel Newton Taylor and Ian Wilkie (who remain the sole directors of the company), HPC is an award winning, independent firm offering specialist advice to those operating, developing and investing in the UK Social Care sector. Care category specialisms are varied including both residential and nursing care to the elderly, adults with physical/learning disabilities and mental health registrations including independent hospitals.

The nature of service includes transactional advice (both sales and acquisitions), consultancy and research. Based in North Yorkshire, services cover all areas of the UK.

Nigel Newton Taylor (Author)

Relevant Qualifications:

- 1988 Bachelor of Science (with Honours) in Urban Estate Surveying
- 1990 Professional Associate of Royal Institution of Chartered Surveyors

Healthcare Property Consultants Ltd – 2008 to Date Director

- Co-founder of business specialising solely in healthcare agency, valuation, consultancy and research
- Provision of consultancy advice in respect of development site selection to regional and national corporate operators
- Provision of consultancy advice alongside EY and PwC during 'Fair Price for Care' exercises
- Feasibility provision to charitable organisations in respect of estate restructuring (YMCA, CLS Care Services)
- Expert Witness advice to legal and planning processes

GLP Taylors – 2005 to 2008

Director

- Managing Director of healthcare department
- Provision of consultancy advice and agency services to local authorities throughout care home externalisation processes (Essex County Council, London Borough of Havering)
- Provision of consultancy advice alongside PwC during 'Fair Price for Care' exercises across seven local authority areas

Christie & Co – 1997 to 2005

Director

- Manager of Leeds office
- Valuation and agency experience, specialising in healthcare, based (at various times) in Nottingham, Manchester and Leeds

Valuation Office Agency – 1988 to 1994

Senior Valuer

Miscellaneous commercial, residential and agricultural valuation experience

Training and supervision of graduate colleagues through RICS qualification



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30/01/2025

FAO Emma Skippins
Charnwood Borough Council

Our Ref: **Application No P/23/2197/2**
Care Home – Land off Leicester Road, Markfield, Leicestershire

Dear Emma,

Further to our telephone conversation regarding the above development. As discussed, we have tried to catalogue the flow of information that has taken place in respect of Landscape since submission of the Planning application and this can be summarised as follows;

11th January 2024, Consultation Response from Natural & Built Environment Team

The Consultation response didn't object to the Planning application and suggested planning conditions, we therefore assumed that the planning conditions would be attached to any subsequent planning consent. However, Topia can comment on the queries raised as follows;

CBC Comment

Landscape Strategy – Dwg 101 TPM Landscape
Good scheme but requires more detail – see condition below:

Conditions:

The landscaping details submitted shall include:

- i. the treatment proposed for all ground surfaces, including hard surfaced areas;*
- ii. planting schedules across the site, noting the species, sizes, numbers and densities of plants and trees; including tree planting within the planting belt to the east of the site;*
- iii. finished levels or contours within any landscaped areas;*
- iv. any structures to be erected or constructed within any landscaped areas including play equipment, street furniture and means of enclosure.*
- v. functional services above and below ground within landscaped areas; an*
- vi. all existing trees, hedges and other landscape features, indicating clearly any to be removed.*

REASON: To make sure that a satisfactory landscaping scheme for the development is provided so that it integrates into the landscape and surrounding area and complies with policies CS2 and CS11 of the Development Plan.

Topia Response

Comments noted

CBC Comment

For a development of this size I would expect to see a larger number of viewpoints. However, due to the location of the proposed development, between 2 busy roads I do appreciate how difficult it is to find suitable viewpoint locations.

Topia Response

Figure 2 Zone of Theoretical visibility of the LVA report demonstrates a restricted extent of potential visibility. The viewpoints represent locations within this restricted zone representing potential sensitive visual receptors.

CBC Comment

The topography of the study area is relatively flat, which again makes viewpoint selection difficult

Topia Response

Figure 3 of the LVA report illustrates the topography. The surrounding land is undulating. There are 5 Viewpoints, within different compass directions, representing sensitive visual receptors with the potential for a significant effect on the visual amenity. Due to the presence of intervening topography and existing vegetation, viewpoint selection was restricted.

CBC Comment

The site boundaries are heavily screened with mature boundary vegetation, however the proposed building is 11.5m in height, which is taller than the existing vegetation

Topia Response

The proposed building is set at a lower elevation than the level of the adjacent highway, Leicester Road. We acknowledge within the report that the top of the building would potentially be visible above the perimeter hedge line at Year 15.

Figure 2 Zone of Theoretical visibility used DSM data which takes into account topography, vegetation and built form, consequently this has produced a restricted potential zone of visibility, informing the siting of potential visual receptors, which are limited in number due to these screening effects.

CBC Comment

The viewpoint photography should not include cars.

Topia Response

The photography was taken on a work day and the A50 highway and roundabout were very busy. It was impossible to take the photograph without some vehicles present in the photo. We did our best in the circumstances. The viewpoint 2 illustrates the view of the site from the east, screened by the perimeter hedgerow. Within the existing photo it is possible to see the extent of perimeter hedgerow to the site

3rd January 2025, Addendum to Landscape Comments 11th January 2024 from Natural & Built Environment Team

The details of the Planning Application remain unchanged, as per the Application submitted in December 2023 to CBC. We note the Landscape Officer is not objecting to the scheme. The following further queries have been raised to which we provide a response as below;

CBC Comment

Landscape character

The proposed development site lies within the Charnwood Forest Landscape Character Area (Borough of Charnwood Landscape Character Assessment July 2012). Charnwood Forest is the most complex of the landscape character areas and the character area is subdivided into sub areas in the Charnwood Forest Landscape Character Assessment (June 2019). The proposed development site is located within Area 6: Thringstone/Markfield Quarries and Settlement. The key characteristics of the area include:

- *Fields enclosed by hedgerows with hedgerow trees as well as some walls and fences.*
- *Mix of woodland with pine plantations and mixed woodland as well as new Plantations and grasslands associated with quarry restoration.*
- *Small scale regular fields on settlement edges and around peripheries of Quarries, bound by hedgerows with hedgerow trees. Also some walls along roads.*

The area is not particularly tranquil with noise from quarrying and industrial areas as well as settlements and roads. Sensitivities for key landscape characteristics include:

'Any further development in the form of settlement expansion or industrial developments would also increase the urban influences on the area and potentially erode the landscape character, without appropriate design.'

The proposed development will increase the urban influences on the area and erode the existing landscape character of the area. This goes against Policy CS 11 Landscape and Countryside and Policy EV/1 Design of the Charnwood Local Plan 2011-28

Policy CS 11 requires new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments. As outlined above, the development proposals will erode the existing landscape character of the area.

Topia Response

The Site is located on the northern edge of the settlement of Markfield adjacent to the busy A50. The A50 creates a clear barrier defining the edge of settlement to the south and the open countryside to the north. The Site has urban influences due to the surroundings, a busy highway to the north and urban area of Markfield to the east and south and south west.

A precedent scheme, Planning Application No P21.1260/2. Land at Ashby Road Housing Development of 93 properties is located to the north west of the Site on the perimeter of Markfield. This development which received outline approval in May 2023, has a more open aspect, with a north facing aspect towards Charnwood Forest and has a greater ZTV than the Proposed Scheme. Due to the aspect on a north facing slope in an elevated location, this scheme will have a greater impact on the local landscape character and visual amenity than the Proposed Scheme and was approved by Charnwood Borough Council.

In relation to Area 6: Thringstone/Markfield Quarries and Settlement, the key characteristics mentioned within the Charnwood Forest publication 'Charnwood Forest Landscape Character Assessment, FPCR for the National Forest, 2019 above, refer only to the rural elements. Other key characteristics of Area 6 not mentioned in the quotation above yet considered relevant to the site are:

- *'Highly settled with Whitwick and Thringstone, Agar Nook, Stanton-under-Bardon and Markfield villages.*
- *Mix of land uses including arable, pasture and woodland as well as quarrying and associated spoil mounds.*

- *Markfield is a large clustered village located on higher ground. Settlements link along roads with the A511/A50 corridor passing through.*
- *Large scale expansive views from higher levels often close to quarries. Background noise from industrial areas and settlements.'*

The Charnwood Forest LCA publication also states that *'this is a changing landscape heavily influenced by settlement...with urban fringe influences which results in a generally low landscape condition.*

The LVA found the sensitivity of the Local Landscape Character Area 6 to development to be **Low** taking into consideration these key characteristics from the LCA publication.

The Charnwood Forest LCA recommends for further management of Area 6 the following actions which are considered relevant to the Proposed Scheme:

- *Ensure continued management of restored landscapes to ensure establishment and effective regeneration.*
- *Maintain habitat diversity through management of woodlands, open grasslands and water features including SSSIs and wildlife sites to retain and enhance the matrix of habitats found in the area.*
- *Gap up hedgerows and replant where lost to strengthen field pattern through the area.*
- *Ensure any new residential development is focussed at the main settlements and includes adequate landscape proposals to integrate development into the landscape*

The Proposed Development has retained much of the existing boundary vegetation and species rich wildflower meadow, with further enhancement of local landscape character with the potential for a greater biodiversity

CBC Comment

'Policy EV/1 states that *planning permission will be granted for new development*

Which:

- i) *respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside.'*

The proposed development is not in keeping with this policy.

Topia Response

We refer to the Landscape Officer's comments on 24th January 2024, *'a good scheme.'* We consider that the Proposed Development complies with Policy EV/1. The Development respects and enhances the local environment by retention and further diversification of the biodiversity assets. The style of architecture responds to the local style of architecture on Markfield Lane using similar building materials and is of similar height and footprint. The Site does not lie within *'open and undeveloped countryside'*. The Site lies on the urban edge of Markfield with the busy A50 on the northern and eastern boundaries.

CBC Comment

Landscape strategy Dwg No. 101 TPM Landscape

The proposed landscape strategy is welcomed, however due to the site location within the Charnwood Forest, tree planting will be required in accordance with the National Forest Planting Guidelines

Topia Response

The above statement states that the Landscape Officer supports the proposed landscape scheme. Further detail on planting would be provided as part of the Planning Condition requirements mentioned in the Landscape Officer's comments dated 11th January 2024.

20th January, 2025 Email correspondence received by Charterpoint from the Natural and Built Environment Team

CBC Comment

5 viewpoints have been assessed, however a Landscape Visual Appraisal for a proposed development of this size should have a greater number of viewpoints in order to provide an accurate assessment. A minimum of 10 viewpoints would have been expected for a development of this size and significance.

Further viewpoints need to be assessed. Following a recent site visit the Council's Landscape Officer considered some potential viewpoints. This is not intended to be an exhaustive or exclusive list

Topia Response

The LVA report was submitted as part of the Planning Application registered 11th December 2023. Comments were received regarding the LVA and responded to in January 2024. No further comments were received on the LVA until January 2025. We have recently received detail comments regarding methodology for the LVA which the Landscape Officer previously described in 11th January 2024 as '*generally a good LVA.*' We find contradictions in the responses. To assist further we provide the following responses in relation to the queries raised above:

We refer to Figure 2.0 Zone of Theoretical Visibility which illustrates the proposed extent of visibility within the 1 km Study Area. Potential visibility is restricted to a slim linear strip of land to the north west and south east of the Site. Fieldwork found that land beyond 0.5km to the north would not have a view due to intervening vegetation. Fieldwork found that potential visibility was further reduced by intervening built form and vegetation.

Viewpoints were chosen to represent the view by potential sensitive visual receptors that would incur a potential significant effect on visual amenity. Every development varies in the extent of ZTV, the setting, type of development and location in relation to potential visual receptors. The selection of viewpoints relates to that particular site and are chosen accordingly to best represent the viewpoints that would potentially have a view with the greatest level of magnitude of change and are considered the most sensitive, in this case, residential and recreational receptors. It is considered helpful also to have viewpoints representative of different compass directions if this aligns with the ZTV findings.

The five viewpoints were selected as the most suited to represent the potential sensitive visual receptors within a constrained ZTV with the potential to have a significant effect on visual amenity. Of the proposed locations mentioned for further representative viewpoints we consider that adding in this further work would not alter the findings of the LVA. For the three proposed additional viewpoints we have the following observations:

- *Further along PROW J94 (194/1) halfway between VPT 5 and VPT 1 the footpath passes through the Zone of Theoretical Visibility*

VPT 5 is representative of the view from the PROW J94 south of the A50. Although the ZTV illustrates there is a potential view north of the A50, on the PROW J94, fieldwork found that there is no view of the Site north of the highway due to the intervening vegetation of planting on the north and south side of the highway. At Year 15, there potentially could be a view of the top of the roof during the winter months. With the noise and detracting views of passing traffic and intervening vegetation it is considered that the effect of the view of the top of the roof of the Care Home on users of the footpath would not be significant.

- *The Fieldhead Hotel, Markfield Lane. Views are unlikely from here due to intervening vegetation but this should have been considered as a potential viewpoint due to the high number of receptors at this site*

There would be restricted visibility of the Proposed Scheme from the Fieldhead Hotel due to the intervening vegetation, car parking area and outbuildings present within the western boundary of the Hotel, the roundabout of the A50 and boundary vegetation present within the Site. The main aspect of the property and outside space for seating is located on the south facing elevation looking away from the Site, with screening by the Hotel building itself.

- *Areas adjacent to the A50 within the Zone of Theoretical Visibility*

The LVA scoped out users of the A50 from the assessment as it was considered unlikely that significant effects on visual amenity would occur to users of the highway. This was due to the speed of travel and the presence of the highway intersections at the roundabout distracting vehicle users. Areas adjacent to the A50 to the north and west of the Site consist of woodland on embankments which are not accessible to the public, these provide screening. For areas of the A50 south and near to the Site, Viewpoint 2 was selected as representative of nearby residential receptors off the A50.

Panoramic viewpoint photography would be preferred, rather than the single shot photography that has been assessed.

The LVA produced in December 2023, is based on the best practice guidance, Landscape Institute Technical Guidance Advice Note 06/19: Visual Representation of Development Proposals. Each photograph is prepared in accordance to Type 1 Annotated Viewpoint Photograph and shows a 40° Field of View which is a reasonable extent of view at that viewpoint. This type of visualisation is typical for a Landscape Visual Appraisal report.

Summary

We trust this addresses your concerns and enables you to recommend approval of the application to the Planning Officer with appropriate conditions.

Regards

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Ref: SPS/0309

Date: 26th February 2025

Charnwood Borough Council
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Dear Liam and Matt,

Application P/23/2197/2 (Charnwood Borough Council) and 23/01144/FUL (Hinckley & Bosworth Borough Council).

Full planning application for the erection of a 72 bedroom Residential Care Home (C2) and associated highway, drainage and green infrastructure, Land off Leicester Road, Markfield, Leicestershire

Liam, we have now had an opportunity to review your emails of 4th January and 10th January 2025 further.

Background

As I set out in my email response of 10th January 2025, with the passage of time the emerging Local Plan policies have been afforded greater weight. At the time of submission in November 2023 the Council was not able to demonstrate a 5-year housing supply and policies important for the delivery of housing were considered out of date. Paragraph 11d of the Framework was clearly engaged. We acknowledge that paragraph 11d is now less relevant.

Planning Policy

Notwithstanding, Section 38 (6) of the Planning and Compulsory Purchase Act 2004 is highly relevant in the determination of the planning applications and states:

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

This is the "Planning Balance".

The statutory Development Plan comprises the Charnwood Local Plan 2011-28 (2015). In addition to the Development Plan, there is the emerging Charnwood Local Plan 2021-37 and the National Planning Policy Framework. With regard to Hinckley & Bosworth the Development Plan comprises

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the Core Strategy (2009) and the Site Allocations and Development Management Policies DPD. The built form lies within Charnwood; hence the focus is on policies within the Charnwood Development Plan and emerging Plan.

The site lies within countryside as identified on the Policies Plan to the Development Plan and the emerging Local Plan. The development of the site for a Class C2 Residential Care home is not consistent with the relevant spatial policies (Policy CS11 – Countryside). However, we consider there are “Material Considerations” that are afforded very considerable weight in the determination of the applications. These are set in detail below.

Housing Need

Charnwood Borough Council has a housing need identified in the emerging Local Plan of 1,111 per annum (17,776 during the period 2021-2037). Policy DS1 – Development Strategy sets out this need and the distribution of proposed development sites to meet this need. Within these policies and the supporting text there is no reference to C2 Care Home accommodation. Clearly the delivery of C2 accommodation is an important housing typology for an increasing number of the Borough’s residents.

Policy H2 relates to Housing for Older People and People with Disabilities. To meet the needs of older people the policy will:

- *support the provision of specialist accommodation where it addresses the needs of older people in accordance with identified housing needs and care requirements, or of younger people with special accommodation needs.*

In the lower supporting text to the policy it states:

4.12. People are living longer and the proportion of older people in the population is increasing. This means there will be an increase in the number of people with long-term mobility and health problems as people age. Our evidence also shows that the number of people aged 65+ with mobility problems and dementia is increasing more quickly than the total number of people in this age category.

4.13. There is therefore likely to be an increased requirement for specialist housing options for older people, whether in the form of sheltered housing or extra care housing. There are also younger people who have needs for adapted or specialist accommodation. We wish to encourage enhanced provision of these types of housing in both the market and affordable sectors.

Policy H2 and the supporting evidence clearly recognises the need for older persons accommodation, like Residential Care Homes (C2), in the Borough but does not in itself or in conjunction with other housing policies allocate any specific sites. Delivery is reliant on windfall sites or parts of large residential sites setting aside land specifically for C2 uses. We are not aware of any SHELAA sites being promoted for C2 uses.

Policies DS3 – Housing Allocations lists out the main housing sites which will deliver the identified need. The need for older persons accommodation is referenced at 3 sites.

Policy LUA2 – NE of Leicester SUE. This policy recognises the need to develop a mixed community and states that it will support:

- *seeking a range of tenures, types and sizes of homes in accordance with Policy H1;*

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- *supporting extra care housing where it meets the needs of our ageing population in accordance with Policy H2; and*

There are similar references for sites Policy LUA 3 – North of Birstall SUE and Policy LUA2: West of Loughborough Sustainable Urban Extension.

There is no specific allocation to deliver C2 Residential Care Homes, the reference is to Extra Care, which is a separate older person's accommodation typology. Furthermore, sites LUA1, LUA2 and LUA3 all lie outside the catchment area for the application site. If a C2 use was developed on any of the SUE sites it would not serve the edge of Markfield and Newtown Linford where a need has been identified.

Charnwood Housing Needs Assessment 2020.

The Charnwood Housing Needs Assessment prepared for the Council by JG Consulting was published in 2020. Its findings are material in assessing the weight to be attached to providing a C2 Care Home.

Section 6 of the report relates to the Needs of Older People and People with Disabilities. As of 2018 some 18% of the Borough's population were over the age of 65. That figure rises in the South West - Charnwood Forest sub area, where the site is located, to 26%. The population over the age of 65 is anticipated to increase by 38% over the 17 years to 2037. This represents 12,900 people.

Figure 6.10 sets out the specialist housing needs through to 2027 based on its assumptions. It shows that in 2018 the care bedspaces supply was 625 spaces against a demand of 967. It anticipates a further shortfall up to 2037 resulting in an overall shortfall of 390 spaces. When this is added to nursing care spaces **the overall deficiency to 2027 is 1,116 bed spaces.**

Paragraph 6.30 goes on to state:

The provision of a choice of attractive housing options to older households is a component of achieving good housing mix. The availability of such housing options for the growing older population may enable some older households to downsize from homes which no longer meet their housing needs or are expensive to run. The availability of housing options which are accessible to older people will also provide the opportunity for older households to 'right size' which can help improve their quality of life.'

Hinckley & Bosworth Housing Needs Study (2019)

Whilst the care home is located within Charnwood, the proposal will serve both Charnwood residents and those from Markfield in Hinckley & Bosworth. The Housing Needs Study was also produced by JG Consulting on behalf of the Council.

Table 6.1 demonstrates that some 24,024 (2017) of the Borough's population were over 65 which represents 21.6% of the population. The Leicestershire average is 17.3%. For the sub area of Markfield that figure rises to 27.8%. The application site lies immediately adjacent Markfield.

At Table 6.3 it shows that by 2036 some 34,671 residents will be over 65 years old, an increase of 11,307 or 48.4%. In the Markfield sub area some 83.8% of over 65s are in owner occupied accommodation.

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As of 2016 the supply of older persons care bed requirements was 533, the demand was 1,017. By 2036 it forecasted **a deficit of 1,322 spaces**.

Overall, we consider that the evidence base supports the provision of residential care homes in the locality. The population of both Authorities is ageing, and future provision will be required. Whilst the Housing Needs Surveys consider the quantum need, it does not consider qualitative need. Many existing care homes are aged and have difficulty in meeting modern day standards in terms of single rooms, individual washing facilities, infection control and accessibility. We would anticipate that some of the older care homes will come to the end of their useful life in the next few years and need replacing. The proposal will provide a modern high specification care home.

National Planning Policy Framework (Dec 2024)

The Framework at paragraph 63 states:

*Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; (including Social Rent); families with children; looked after children; **older people (including those who require retirement housing, housing- with-care and care homes)**; students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.*

Planning Practice Guidance

The Planning Practice Guidance at 001 Reference ID: 63-001-20190626 states:

The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. 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. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.

Evidence at both at national and local level identifies a need for older persons accommodation in both boroughs and in the identified locality. This requirement is reflected in policy H2 of the Charnwood emerging Local Plan. However, the Plan does not allocate any C2 sites to meet the need. Delivery is reliant on windfall sites coming forward.

Care Home Assessment – hpc (2025)

Whilst the Council considers that it now has a satisfactory 5 year housing supply, we feel that this position is not reflected in the delivery of accommodation for the elderly where there is a clear and rising shortfall.

To review this further the applicant has commissioned specialist Healthcare Property Consultancy ('hpc') to prepare a Care Home Need Assessment for the site's catchment. hpc is an award-

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winning, independent property advisory firm offering specialist advice and services to those operating, developing and investing in the social care sector throughout the UK.

The hpc Care Home Need Assessment which is submitted with this letter specifically looks at C2 accommodation utilising, in part, the Council's own evidence base. It establishes the catchment and robustly assesses the population profile and the quantity and quality of the existing supply and demand. From this evidence base an assessment of future need is set out.

hpc concludes that both Boroughs have a significant and rising shortfall in Care Home provision. The current need is some additional 585 rooms, and this will rise to 907 rooms by 2030. The Assessment also notes that while seven new care homes have been developed over the past decade, the impact has been largely offset by the closure of nine homes. The net increase of 140 care beds (an average of an additional 14 beds per annum) in no way reflects the rate of growth amongst the significant elderly population.

hpc also advise that amongst the key reasons for care home closures are a lack of economy of scale (limited registration) and environmental provision no longer deemed fit for purpose. In order to secure economy of scale the average size of newly registered care homes across the country is 66 beds. This contrasts with the average size of care homes closing – 31 beds. hpc raise particular concern that, across both Boroughs, 13 of the 43 care homes have a registration of 30 or fewer beds. The conclusion that hpc draw from this is that with a high proportion of the local care home estate being dated, there are likely to be continued attrition across the Boroughs over the short/medium term with the level of new development required not only to accommodate the increasing elderly population but to offset accommodation lost through closure.

The site is very well located to Markfield and is therefore in a sustainable location. It would provide a pool of labour to successfully operate the Care Home. The site is readily walkable from much of Markfield and is well served by the local bus service with a bus stop immediately adjacent the site.

In conclusion there is a current chronic need for new care home accommodation and this need is rising. The application site is well located, and the proposal can deliver now to help address some of the identified need.

Relevant Appeal Decisions

We have also reviewed a number of Planning Appeals with regard to C2 Care Homes on non-allocated sites which we feel are relevant. These demonstrate that the need for such accommodation is a material consideration that carries **substantial** weight in the "Planning Balance".

I set out below a very brief summary of each case:

1. West Malling Ref 3284350 – Decision Date 12-10-22

This case involved a greenfield site on the edge of West Malling, within Tunbridge and Malling District. The Inspector agreed with the Council that there would be development plan conflict through harm to the setting of a conservation area and several listed buildings, and also moderate harm to the character and appearance of the area. However, at paragraphs 17 and 18 of the decision letter the Inspector found that there would be substantial public benefit arising from making a meaningful contribution to addressing the existing under supply of care accommodation

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in the borough; and significant public benefits arising from job creation from the 70 bed care home.

Paragraph 17 and 18 stated:

Public Benefits

17. There is general agreement that older persons' care accommodation is needed in the area and that the need is escalating in light of the sustained ageing of the population overall and increasingly complex health and care requirements as people live longer. It is clear the 70-bed development, which would provide a range of care including in dementia services for which there is a particular identified demand in Kent, would make a meaningful contribution to addressing the existing undersupply of care accommodation in the borough. This is a substantial public benefit of the proposal. Significant public benefits would also arise from the level of job creation, and the potential to free-up underoccupied homes when residents move to the new care accommodation. Other suggested benefits, such as the distance to access facilities in the town, accessibility by various modes of transport, and energy-efficient design features, do not attract significant weight in this case as they fall within the general expectations of sustainable planning and design.

18. In accordance with paragraphs 199 and 202 of the Framework, considered together, I find that the substantial public benefits arising principally from the contribution to elderly placement and care needs would, in this case, outweigh the great weight to be given to the limited degree of less than substantial harm I have identified.

2. Stafford – Ref 3326519 - Decision Date 2/1/24

In this recent case which relates to a 76-bed care home for Care UK, the planning issues related to impact on trees, transport and highway safety and also heritage. The Inspector was satisfied in relation to highway safety and but found some heritage harm and an unacceptable loss of trees. However, in the planning balance (see paragraphs 30 – 32) the Inspector placed substantial weight on the supply of specialist care accommodation, along with general economic and social benefits through the construction phase and subsequent occupation / operation of the scheme, together with particular regard to the provision of specialist accommodation where there is an identified need in the Borough, such that this outweighed the harm in relation to trees and non-designated heritage assets.

Paragraphs 30 – 32 stated:

Planning Balance

30 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires this appeal to be determined in accordance with the development plan unless material considerations indicate otherwise. I accept the lack of harm in respect of highway safety and the absence of other harm arising from the proposed development. There would also be a significant contribution to the Council's supply of specialist care accommodation, general economic and social benefits through the construction phase and subsequent occupation/operation of the scheme, the support of existing local business' and the generation of a notable number of job opportunities, particularly available to those in the local community, amongst other things. These benefits, with particular regard to the provision of specialist care accommodation, where there is an identified need in the borough, collectively attract very substantial weight in support of the proposed development.

31. Against this are the harmful effects resulting from the loss of trees, including 3no. trees that are moderate to high in value and the demolition of the NDHA. The proposal would result in substantial harm to the significance of the NDHA. Therefore, it would conflict with the PfSB Policies N1h. and N9, which seek, among other things, regard to heritage assets and that development which affects the significance of a heritage asset will not be accepted, and that development is expected to sustain the significance and setting of a heritage asset. Collectively, I attribute moderate to substantial weight to these harms in the overall balance.

32. In my view the benefits of the proposed development notably outweigh the conflict with the development plan. I therefore conclude that these are material considerations which mean that in this case the proposed development can be determined other than in accordance with the development plan. I therefore conclude that the proposed development is suitable for the site.

3. Fellbridge Ref 3281350 – Decision Date 12/4/22

This is a case involving a 64-bed care home where there were issues with impact on landscape character and the sustainability of the site location for a care home. The appeal was determined by public inquiry and need was a major issue that got examined in some detail. At paragraph 61 the Inspector concludes that there is a significant un-met need particularly on a qualitative basis, and in undertaking the planning balance at paragraph 86, while identifying conflict with the development plan, the Inspector attributed substantial weight to the need case, resulting in the appeal being allowed.

Paragraph 61 stated:

61 For the above reasons, I conclude on this issue that there is a significant unmet need for registered care homes in Mid Sussex, more so in relation to provision for bedrooms that have at least the minimum ensuite facilities. In considering the extent of the shortfall in the context of the critical need for such accommodation nationally, I afford substantial weight to the benefit of adding to the local supply with the proposed care home. That benefit is strengthened by the circumstances whereby there is an operator committed to the proposal subject to gaining planning permission, indicating a likelihood of relatively short term implementation, and given the intended provision for full wet room ensuite facilities, thereby exceeding what was agreed to be the minimum requirement.

Paragraph 86 stated:

86. The proposed development would however contribute towards what I have found to be a significant unmet need for registered care homes in Mid Sussex, more so in relation to provision for bedrooms that have at least the minimum ensuite facilities, causing me to afford substantial weight to the benefit of adding to the local supply with the proposed care home. I have also found that that benefit is strengthened by the circumstances whereby there is an operator committed to the proposal subject to gaining planning permission, indicating a likelihood of relatively short term implementation, and given the intended provision for full wet room ensuite facilities, thereby exceeding what was agreed to be the minimum requirement. There would also be the likelihood of added local economic benefits associated with the jobs generated by the proposed development, both during its construction in the shorter term and once operational in the longer term.

4. Hencote Ref 3306381 Decision Date 2/3/23

This appeal in Shrewsbury involved an extra care and close care development together with a 75-bed nursing home and dementia unit. It was a public inquiry case with issues including whether the appeal site represented an appropriate location, the effect of the proposed development on the appearance of the immediate and wider area, and whether the extent of the benefits of the proposed development outweighed any conflict with the development plan. The Inspector found conflict with the development plan in relation to its locational policies and also limited harm in relation to local impact. There is discussion in relation to general housing need for older people from paragraph 40 onwards, with comments in relation to qualitative needs/ en-suite accommodation etc, with the Inspector finding that even on a conservative approach which did not discount all non-en-suite bed spaces from the supply, there would still be a more than pressing need to provide modern beds. At paragraph 55 the Inspector concludes that the provision of a modern 75-bed nursing home and dementia unit will help meet the housing and care needs of older persons and would be a significant benefit of the scheme. The Inspector therefore gave the provision of specialist older persons housing substantial weight. There are further benefits identified including at para 61, where the Inspector gave significant weight to freeing up hospital beds.

Paragraph 55 states:

55. Consequently, I conclude that the proposed development once built, will make a contribution to providing choice of high-quality accommodation, and meeting the housing needs of the significant population of older persons in Shropshire. In the light of the specific evidence put before the Inquiry, at the current time the Council's approach of relying on its Adult Care Strategy and the policies of the development plan does not appear to be contributing effectively to meeting all the housing needs of older people in Shropshire. As such, this continuing care community, which could be developed within two years as there is a named operator linked to the site, would result in a significant benefit by providing new close care and extra care housing within an innovative model for those who wish to purchase their accommodation. Similarly, the provision of a modern 75 bed nursing home and dementia unit will help meet the housing and care needs of older persons and would be a significant benefit of the scheme. Cumulatively, these contributions of specialist older persons housing are a matter of substantial weight.

Paragraph 61 states:

61 Wider benefits include the alleviation of pressure on hospital beds through otherwise well patients being able to return to their home and thereby freeing up beds for those who have an urgent, or elective, medical need. Whilst the impact from this particular proposal may not be numerically significant at a particular point in time, the immediate benefit for an individual requiring a hospital bed is significant. Consequently, I accord the associated health benefits both to the residents of the continuing care community and those accessing the NHS significant weight.

5. Great Boughton Ref 3203413 – Decision Date 17/7/19

This case involved a proposed development of extra care apartments and bungalows on a Green Belt site in Chester. The Inspector found the development to be inappropriate but placed significant weight to the contribution the development would make to meeting the need for specialist housing in the area for older people and associated social and economic benefits.

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Paragraphs 38-41 stated:

38. The appellant has submitted an assessment which indicates there is a substantial level of need in the area for private leasehold extra care of the nature being proposed. Their data suggests an existing need for 428 extra care units within the defined market catchment of the proposal and 884 units within the local authority area. The assessment also indicates such demand will grow to 696 in the market catchment and 1306 in the district by 2028. The Council has not provided figures of its own, nor does it dispute those provided by the appellant. The Development Plan does not include a specific requirement for housing for older people, and the Council expects all needs to be catered for within the general housing requirement. While the appellant's figures cannot constitute a formal requirement, they nevertheless give some indication of a level of demand for a specialist form of housing. The PPG states that the need to provide housing for older people is critical.

39. While there may be some scope for error in the appellant's figures, there is no clear evidence that they are wholly unreasonable. I also note that they relate specifically to the need for the type of facility being proposed here. There are therefore likely to be separate 'needs' for different types of specialist housing and care models. The presence of other care homes or existing extra care facilities does not alter the fact that further provision may be required. Furthermore, it is unlikely to be the case that other forms of housing will necessarily meet the demand the appellant has identified.

40. Nevertheless, even if other housing or care models could help meet some of this need, it still seems likely that a specific need for this form of extra care housing would remain. The fact that the development would make a sizeable contribution to help meeting these demands is something to which I have attributed very substantial weight.

41. The development would also provide associated social and economic benefits. Importantly, it would assist in ensuring the well-being of elderly tenants and there is evidence to suggest such facilities can reduce pressure on local community and health facilities. In addition, it would provide short- and long term employment in the area. Finally, it would provide the potential to free up market housing in the area as a result of tenants downsizing. Collectively, these benefits also add substantial weight in favour of the development.

6. Crawley Ref 3322033 – Decision Date 10/5/24

This case involved a 64-bed care home where there were a variety of planning issues including noise impact, suitability of the location being close to Gatwick airport, impact on neighbouring residential properties and impact on trees and a non-designated heritage asset. The Inspector's conclusions on these issues were finally balanced, but he found conflict with the development plan as a whole. Notwithstanding this, the Inspector gave substantial weight for care home provision and moderate weight for the other benefits of the scheme leading to an overall conclusion to allow the appeal.

Paragraphs 66 and 67 stated:

Planning Balance

66. In terms of harm, I give minor weight to the harm to the character and appearance of the area. The lack of appropriate living conditions for future occupiers attracts moderate

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weight. There are conditions imposed and further details that would be provided as part of reserved matters submissions that would relate to these issues and could be assessed at that stage. The proposal would be contrary to the development plan as a whole. Notwithstanding this, in favour of the scheme there is substantial weight for care home provision and moderate weight for the other benefits of the scheme.

67. In this instance, the proposed development would conflict with the development plan, but material considerations indicate that a decision should be made other than in accordance with it.

These appeal decisions are highly relevant to the current applications before each Council. In each case the proposal was contrary to the Development Plan, but Inspectors placed substantial weight on the need for delivering accommodation for elderly people. This was considered to be a material consideration that outweighed the relevant policies in the Development Plan.

The Inspectors place substantial weight on the need for older persons accommodation and the local economic benefits that arise from the provision of such.

These appeal decisions can be forwarded if it would assist you.

We would also like to draw your attention to a recent planning appeal for housing on designated countryside at an Authority with an 8.7 year housing supply (Ref: 3343782). The Inspector concluded:

Planning Balance and Conclusion

125. It is undisputed that Amber Valley Borough has more than four years supply of deliverable housing sites, which for the purposes of my decision I take to be around 8.7 years supply. That said, and within the context of the most acute national housing crisis in living memory, four-year supply is a floor not a ceiling. Also, provision of new affordable housing is an important matter in Amber Valley Borough, which has a notable need for affordable housing. This local need for affordable housing is further indicated by the presence of more than 2,000 households on the Council's Housing Register, of who more than 1,400 are in overcrowded or unsuitable accommodation, and more than 300 specify Alfreton as their preferred location.

Whilst the Inspector afforded weight to the need for affordable housing in Amber Valley this decision is relevant in that there is a known shortfall in qualitative and quantitative terms for C2 accommodation. Housing need, where it relates to affordable housing or C2 accommodation is a material consideration and section 38(6) of the Planning and Compulsory Purchase Act 2004 is highly relevant. We firmly believe that against the evidence set out above, the delivery of the proposed C2 accommodation should carry very substantial weight in the decision making process.

We now turn to the technical points that have been raised.

Noise

Following on from the consultation response from your EHO, Ann Green, I now enclose a more detailed Noise Report inclusive of a noise survey, which addresses Ann's comments. The report concludes that 'the site will be acoustically suitable for the proposed development with the noise mitigation measures described in this report'

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Air Quality

We have been liaising with your EHO, Ann Green and in order to address the cumulative impacts of other developments in the area, has resulted in the need for a further traffic count. The Traffic count has now been completed and the AQA report is being prepared. This has resulted in a slight delay and the report should be available by the end of next week (7th March).

LVIA

As you are aware our Landscape Consultant (Topia) has liaised directly with Emma Skippins and a summary of their conversation (which addressed Emma's concerns) was sent directly to Emma and copied to you on 30/01/25. The response is attached together with an amended copy of the landscape drawing: 4456-101C - Landscape Strategy which reflects the BNG drawing.

Conclusion

It is accepted that the application site falls within open countryside and as such the application proposals conflict with Charnwood Local Plan policy CS11. The 'tilted balance' no longer applies in this case but in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act it is necessary to undertake a planning balance exercise before reaching a conclusion on the application.

National planning policy requires the needs of older persons to be taken into account in plan making and decision taking. There is very clear evidence that there is an urgent need for more older persons accommodation in the area and in particular, specialist care home provision which is what the applicant in this case is proposing.

It is clear from the range of appeal decisions we have referred to in this letter that Inspectors place substantial weight in the planning balance on the need for delivering accommodation for elderly people including specialist care homes. In all of the appeals referred to in this letter the weight applied to the need case was sufficient to outweigh the conflict to the Development Plan.

The position here in relation to need is no different, and we submit that the level of harm, through conflict with policy CS11, is outweighed in the planning balance by the merits of the application proposals. Those merits are not just limited to addressing a need for more care home beds within the area, they include helping to improve the quality of care home accommodation in the area, the potential to free up under occupied homes when an elderly person moves into a specialist care home, the release of pressure on NHS hospital beds and the employment benefits of the proposal in terms of both construction jobs and the employment of staff once the care home is up and running.

With the Noise and Air Quality (to follow) reports and updated Landscape Strategy drawing submitted with this letter, we believe we have satisfactorily addressed all outstanding technical issues and that accordingly the application should now go forward for a positive determination.

Submission

The following is therefore submitted for consideration:

hpc Care Home Assessment.
Noise Assessment by ADT
LVIA response (submitted 30/1/25)
Air Quality (To follow)

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Drawing 4456 101C Landscape Strategy

If you require any further information, then do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Paul Stone', with a stylized flourish at the end.

Paul Stone
Director - Stone Planning Services Limited