

PLANNING STATEMENT

DENVILLE HALL

HCH LLP

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Appendix 1: 1st Pre-Application Advice Letter dated 06/01/22



1.0 INTRODUCTION

1.1 This statement has been prepared by Hooper Curry Hamilton (HCH) LLP on behalf of the applicant, Denville Hall 2012 Ltd. It accompanies an application for full planning permission for the demolition of no. 48 and no. 60 Ducks Hill Road, a derelict garage and wooden storage unit and the erection of 12 assisted-living units (Class C2) in two separate buildings (Buildings A and B) and proposed ancillary communal space, including café and restaurant (Building C) accessed through connecting link building.

1.2 Included in support of the application for planning permission are the following documents:

- Completed Planning Application Forms
- Location Plan
- Existing Site Plans
- Proposed Site Plans
- Proposed Buildings Plans
- Proposed Buildings Gutter Details
- Proposed Buildings Sections
- Proposed Buildings Elevations
- Proposed Buildings 3D Views
- Schedule of Uses
- Design and Access Statement
- Planning Statement
- Transport Statement
- Heritage Statement
- Construction Method Statement
- Fire Statement
- Energy Strategy
- Sustainability Statement
- Flood Risk Assessment
- Sustainable Water Drainage Strategy
- Tree Report and Arboricultural Impact Assessment
- Landscape Proposals
- Preliminary Ecological Appraisal and Roost Assessment inc. Appendix 1
- Dusk-Dawn Bat Survey Report



- Reptile Survey Report
- Site Investigation Report (including Archaeology)
- CGI Visual from Ducks Hill Road (to follow)
- Correct Planning Application Fee
- CIL Form 1 Additional Information

2.0 SITE AND SURROUNDING AREA

- 2.1 The application site is located on the west side of Ducks Hill Road and covers an area of 3.2 acres. Denville Hall is a retirement home (care home with nursing) with a maximum capacity of 40 residents housed in single rooms with en-suite facilities. The provision also includes a dementia ward with 15 residents and a resident age range of 75-100+ years. Although originally part of a 16th century house called Maze Farm, the building was re-built in 1851 and then a large modern purpose-built extension was added in 2000, which houses the retirement home and specialist dementia wing. In total, it has been a retirement home for almost 100 years and with the main house locally listed by Hillingdon Borough Council.
- 2.2 The northern boundary is formed by modern residential properties on Muscovy Place and Cygnet Close. On the eastern side lies Ducks Hill Road, with residential properties to the south and parkland associated with the Riverside Club to the west. A Grade II Listed Building at 58 Ducks Hill Road is located on the eastern boundary, which dates back from the late 18th century with some later outbuilding additions.
- 2.3 The site is close to the Copsewood Estate Area of Special Local Character (on the east side of Ducks Hill Road), and its tree-lined western boundary forms the boundary with the Metropolitan Green Belt. The site has a PTAL rating of 1a (Poor), however, it is located within about 1.2km of Northwood Underground Station and Northwood Town Centre.
- 2.4 In addition to Denville Hall, there are four more buildings spread across the site, one outbuilding next to the main (marked as Building C on the Demolition Masterplan at 24.977 sqm) a derelict old garage (Building D at 24.29 sqm), 48 Ducks Hill Road, a disused residential building divided into flats (Building B at 256.51 sqm) and 60 Ducks Hill Road, a single storey mid-century disused residential bungalow (Building A at 127.83 sqm). The rest of the site is covered mostly by soft landscaping with a large car park by the main building covered with tarmac and the main access tarmac route.



3.0 DESCRIPTION OF THE DEVELOPMENT PROPOSALS

3.1 Planning permission is applied for the following proposal:

"Demolition of no. 48 and no. 60 Ducks Hill Road, a derelict garage and wooden storage unit and the erection of 12 assisted-living units (Class C2) in two separate buildings (Buildings A and B) and proposed ancillary communal space, including café and restaurant (Building C) accessed through connecting link building. Proposals to include comprehensive landscaping proposals."

3.2 The proposal will involve the erection of the following new buildings.

3.2.1 Building A consisting of 6 assisted living units (GIA 384.52 sqm).

3.2.2 Building B consisting of a further 6 assisted living units with communal areas (cinema, physio room, gym, yoga studio and changing area) (GIA 613.04 sqm).

3.2.3 Building C which houses the proposed communal space and acts as a connecting artery to link into Building A through a glazed link and Building B (GIA 261.25 sqm).

3.3 In addition to these proposed buildings, the proposals will include substantial ecological and landscape improvements to deliver high-quality external spaces for existing and proposed residents to be able to access and enjoy. Full details of these spaces are provided in the Landscape Proposals document.



4.0 PLANNING HISTORY

4.1 The planning history for the Denville Hall is as follows.

924/TRE/2020/51	Tree works	Approved
924/TRE/2019/281	Tree works	Refused
924/TRE/2015/82	Tree works	Approved
924/APP/2003/1968	Landscape Management	Approved
924/APP/2001/1725	Pergola and Parking Details	Approved
924/APP/2001/1727	Details of Materials in 924/APP/1999/1409	Approved
924/APP/2001/1729	Landscaping scheme in 924/APP/1999/2669	Approved
924/APP/2001/407	Tree retention details in 924/APP/1999/2669	Approved
924/APP/1999/2669	Erection of a 40 bed two-storey extension	Approved
924/R/95/1261	Tree works	Approved

4.2 The planning history for no.48 Ducks Hill Road is as follow:

34950/87/784	Residential development 2 units (Outline)	Approved
35995/85/0464	Residential development 4 units (Outline)	Approved
3495/2125 (1966)	Use of the Existing Building as Residential Annex	Approved

4.3 Off these historical planning permissions, clearly the permission delivered under 924/APP/1999/2669 is the most relevant given that it established the precedent for increasing the capacity and level of provision on site in a way that was considered to maintain the significance of the heritage assets within and surrounding the site, which the Applicant seeks to achieve here.



5.0 PLANNING POLICY

- 5.1 In undertaking a planning assessment of the planning application scheme, we have adopted the following planning policy background:

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The London Plan (2021)

The National Planning Policy Framework (NPPF) (2021)

NPPF12 - Achieving well-designed places

NPPF16 - Conserving & enhancing the historic environment

- 5.2 The development proposals have been prepared in accordance with the policies and proposals in the Development Plan set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM8 (2012) Land, Water, Air and Noise

PT1.HE1 (2012) Heritage

Other Policies:

DMH8 Sheltered Housing and Care Homes

DMHB1 Heritage Assets

DMHB2 Listed Buildings

DMHB3 Locally Listed Buildings

DMHB 7 Archaeological Priority Areas and archaeological Priority Zones

DMHB 11 Design of New Development

DMHB12 Streets and Public Realm

DMHB14 Trees and Landscaping

DMT2 Highways Impacts



DMTS Pedestrians and Cyclists
DMT6 Vehicle Parking
DMEI 2 Reducing Carbon Emissions
DMEI 7 Biodiversity Protection and Enhancement
LPP D4 (2021) Delivering good design
LPP D5 (2021) Inclusive design
LPP D7 (2021) Accessible housing
LPP D8 (2021) Public realm
LPP D12 (2021) Fire safety
LPP D14 (2021) Noise
LPP H12 (2021) Supported and specialised accommodation
LPP H13 (2021) Specialist older persons housing
LPP HC1 (2021) Heritage conservation and growth
LPPT5 (2021) Cycling
LPPT6 (2021) Car parking 7.1
LPP T6.1 (2021) Residential parking

6.0 PRE-APPLICATION DISCUSSIONS

- 6.1 The planning application proposals have been the subject of a thorough process of pre-application discussions with officers at the London Borough of Hillingdon. This has involved two rounds of pre-application discussions. This first submission was made on 8 August 2021, with a follow up phone call on 31 August and receipt of written feedback from the London Borough of Hillingdon on 6 January 2022 and is included at Appendix 1. The second submission was made on 17 July 2022, an on-site meeting was then held on the 27 July with the planning and conservation officers and a virtual feedback meeting was held on 21 September. At this meeting it was confirmed that officers were fully supportive of the proposals, subject to seeing the final application documents, and considered them acceptable for a planning application submission.
- 6.2 Through this iterative process, several items have been raised by officers to which the Applicant has proactively responded, and which has strengthened the proposals. These improvements are picked up in the relevant sections of the Planning Statement.



7.0 PLANNING ASSESSMENT

7.1 The application proposals have been prepared and assessed against the following:

- Principle of Development
- Design
- Heritage and Archaeology
- Existing Residential Amenity
- Landscape and Trees
- Ecology
- Transport
- Energy
- Flood Risk and Surface Water Drainage
- Construction

PRINCIPLE OF DEVELOPMENT

7.2 The principle of development is considered both against the proposal to demolish the existing residential buildings and then construct assisted-living accommodation.

7.3 The proposed buildings to be demolished are as follows.

7.3.1 Building A – 58 Ducks Hill Road. Single storey bungalow extending to 127.83sqm which was last occupied in 2017. It has 3 double bedrooms that can accommodate up to 6 people.

7.3.2 Building B - Flats 1-6, 48 Ducks Hill Road is a large, detached building over Ground +2 storeys extending to 256.512 sqm which contains 6 x 1 bed flats and can accommodate up to 11 people. These were occupied independently on Assured Shorthold Tenancies (AST) for over 4-years until 2017.

7.4 Full sets of existing plans and elevations are supplied with this application. It is clear that these buildings are not capable of conversion or re-use as care home accommodation, as they would not meet modern standards of accommodation.



7.5 Furthermore, they are not of sufficient architectural merit to warrant retention and do not have statutory protection. On this basis, it is considered that the principle of demolition is acceptable.

7.6 The application proposal includes the provision of 12 assisted living apartments as part of the existing care home. These proposed units meet the definition of care home accommodation within Paragraph 4.13.4 of the London Plan (2021) and, therefore, are exempt from the requirements of Policy H13 and do not generate an affordable housing requirement. Paragraph 4.13.4 defines care home accommodation as follows:

- Personal care and accommodation are provided together as a package with no clear separation between the two.
 - *Personal care packages and accommodation are provided together at Denville Hall. The level of care provision can therefore be adjusted as residents needs alter over the course of their stay.*
- The person using the service cannot choose to receive personal care from another provider
 - *Personal care provision is delivered through Denville Hall only.*
- People using the service do not hold occupancy agreements such as tenancy agreements, licensing agreements, licences to occupy premises, or leasehold agreements or a freehold.
 - *The units will not be occupied under any of these agreements.*
- Likely CQC-regulated activity⁷² will be 'accommodation for persons who require nursing or personal care' (Housing with care: Guidance on regulated activities for providers of supported living and extra care housing, Care Quality Commission, 2015)
 - *The residents of the proposed units are for those people who are unable to live independently without assistance.*

7.7 The proposal to enhance the on-site provision of communal facilities and provide additional care-units is driven by a need for Denville Hall to upgrade the level of care provision which can be offered to prospective residents.



- 7.8 While Denville Hall is a highly regarded retirement home for actors and other members of the entertainment industry, it has become evidently clear in recent years that it is unable to meet the needs of potential residents who are choosing to reside in other care homes with enhanced facilities.
- 7.9 It is also clear that there is a substantial and urgent need to provide assisted living flats for residents whose care requirements change overtime but are not yet at the level to require relocation to a care home with full care provision. The ability for residents to be able to live within Denville Hall for a greater period of time is far more beneficial for resident well-being and allows for a smoother transition to full care provision, should that be required at a later stage.
- 7.10 In response to this ongoing urgent need, the owners and trustees of Denville Hall have made the decision to expand the facilities on-site making efficient use of the entire Denville Hall site in a way that is both sustainable and allows residents to take advantage of the surrounding natural environment.
- 7.11 This proactive response to an identified need will have the additional benefit of ensuring the ongoing viability of the existing established use of Denville Hall in perpetuity. Furthermore, through careful design, this will be achieved in a way that retains the significance and value of the heritage assets on site.

DESIGN

- 7.12 The concept and approach to the Master Plan, as set out within the accompanying Design and Access Statement, is the creation of a central hub that brings the residents together whilst connecting them to their natural environment. Building C, the single storey restaurant and cafe building, becomes the main artery connecting the existing Denville Hall building to a new block of assisted living units to the north of the site in Building B. A link building, in the form of a see-through glazed bridge also extends from Building C and connects to Building A, which houses further assisted living units and is located to the rear of the listed cottage.



- 7.13 Great care has been taken in the design of Buildings A, B & C so that they are appropriate in form and scale to the heritage environment within which they are located. During the first pre-application discussions, concerns were raised by Hillingdon Borough Council to some elements of the design of these structures. However, it was subsequently confirmed through the second pre-application process that these had been fundamentally addressed by proposed amendments, which are reflected in the application documents.
- 7.14 **Building A** - The design of building A has been amended through the pre-application process to reduce both the footprint and scale of this building. It responds to officer comments so that the proposed building now improves the setting of the listed cottage at 58 Ducks Hill Road through good design and achieves both an improvement in outlook and access to natural light. It delivers a building form that sits behind the cottage and is subservient to it when viewed from Ducks Hill Road. The full details of the amendments to this build form are included in the Design and Access Statement.
- 7.15 **Building B** - Again the form and orientation of this building has been carefully considered so that it is both appropriate to its context and improves upon existing separation distances established by the built form to be demolished. The building is designed and orientated to face within the application site with the façade which faces both Cedar Grange and Muscovy Place being formed largely of windows attached to internal circulation spaces. Furthermore, separation distances between the nearest property on Muscovy Place and the rear elevation of Cedar Grange have been improved upon.
- 7.16 **External Link Structure Between Buildings A and C** - The design and location of the link building between buildings A and C has been substantially improved in response to officer comments delivered through the pre-application process. As detailed in the accompanying Design and Access Statement, the location of this link has changed to the periphery of the site adjacent to the proposed boundary with 52 Ducks Hill Road. However, the location of the link is set slightly away from the boundary to allow for appropriate green boundary treatment in this location.
- 7.17 This location of the link now maintains openness and does not compromise the quality of the open space between Buildings A and C, while also delivering a physical link between buildings A and C, which is so very important to the ability of residents to access the communal facilities at all times.



7.18 These amendments and enhancements, combined with the quality of the architectural approach, will deliver buildings of exceptional design quality that are appropriate to the location and have an acceptable impact up on the heritage environment. The proposals are compliant to both policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and should be considered acceptable in design terms.

HERITAGE AND ARCHEAOLGY

- 7.19 The application is accompanied by a Heritage Statement which has concluded that, given the appropriate scale, siting, aesthetic, and massing of the proposed structures, in conjunction with a high-quality design, the impacts upon relevant heritage assets is beneficial.
- 7.20 The scheme is considered to have responded positively to the historic context and achieved a high standard of design and layout that results in no adverse impacts upon identified designated and non-designated heritage assets or their setting. For this reason, the principle of redevelopment is not considered to be at odds with the significance of the application site and/or its wider locale.
- 7.21 The proposals respond fully, to not only the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990, but also the wider regulatory context where paragraph 206 of the NPPF sets out that LPAs should look for opportunities for new development within conservation areas and the settings of heritage assets.
- 7.22 With reference to Archaeology, the application is supported by a Site Investigation report which assesses available data to confirm that nothing archaeological significance is present within the site. The development proposals do not affect any heritage assets of archaeological significance, and therefore is not supported by a more detailed assessment. It is therefore compliant with Para 194 of the NPPF (2021).



EXISTING RESIDENTIAL AMENITY

- 7.23 Care has been taken to design the proposed so that they maintain the existing residential amenity of surrounding residential buildings. This particularly the case with Building A and Building B.
- 7.24 **Building A** – The design of Building A has taken care to maintain the exiting residential amenity of existing residential properties 50 and 52 Ducks Hill Road and the listed cottage at 60 Ducks Hill Road. As demonstrated by Figure 1 overleaf, which is taken from the Design and Access Statement, the impact of the building on no. 52 Ducks Hill Road is clearly acceptable.
- 7.25 Figure 1, overleaf, demonstrates that by utilising the "25-degree rule" it clearly demonstrates that acceptable levels of light, and by implication, an appropriate 'outlook' will be delivered for the closest property at 52 Ducks Hill Road. It is clear from the enclosed sections that these proposed Building A sits below this line.

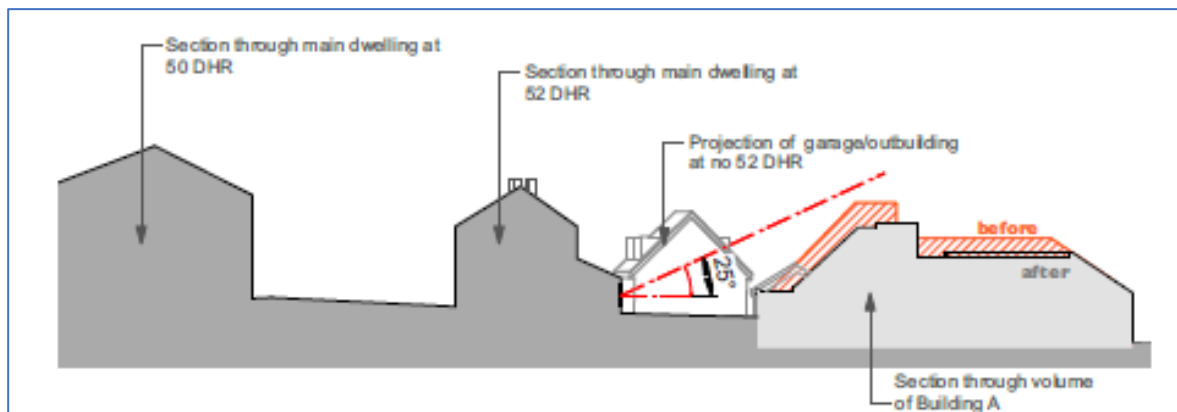


Figure 1: Volume Building A in comparison to 52 DHR

- 7.26 With regard to no.60 Ducks Hill Road, Figure 2 below demonstrates that the new proposed Building A will actually improve the outlook and light to the rear of no.60 Ducks Hill Road by removing the built form nearest to it that has the greatest impact upon it.

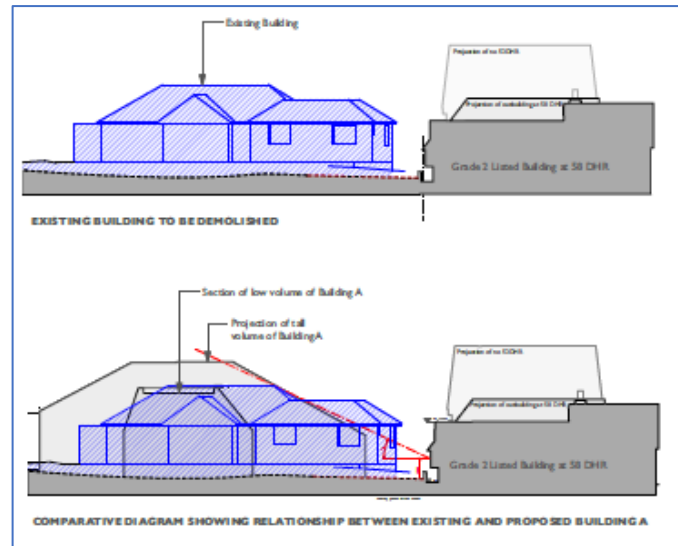


Figure 2: Building A volume in comparison to existing 60 DHR

- 7.27 Proposed Building A does not compromise the outlook and amenity of these nearby properties and is not contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part 2.
- 7.28 **Building B** – The orientation and location of Building B has, again, been chosen carefully to full protect and improve upon the exiting surrounding residential amenity of both nearby properties at Muscovy Place and Cedar Grange. Figure 3, below, demonstrates that the new Building B improves upon the existing separation distances set by the existing building at 60 Ducks Hill Road.



Figure 3: Separation Distance Cedar Grange



7.29 With reference to Cedar Grange, the figure above shows that the separation distances are increased from 18.8 metres at the closest point to 24.4 metres. The proposed building is, therefore, fully compliant with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) in that it does not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

LANDSCAPE AND TREES

7.30 The planning submission is accompanied by comprehensive Landscape Proposal, Tree Report and Arboricultural Impact Assessment.

7.31 As detailed in the Landscape Proposal, the ambition of the landscape scheme is to unify the site, to maximize its potential, protecting and enhancing its amenity value, improving both its biodiversity and green infrastructure. This is to ensure that there is a visual and physical link throughout the whole garden, rather than the current disjointed and inaccessible areas. It should be noted that ecological recommendations have been incorporated into the Landscape Proposals. In this regard, the proposals fully meet the requirements of Policy DMHB 14 of The Local Plan: Part 2 - Development Management Policies (2020).

7.32 Regarding trees, the accompanying Tree Report and AIA demonstrate which trees are proposed for removal and what protection will be put in place for those that remain. The site has a number of Cat A1 trees of important merit whose setting will be enhanced as they are lost currently within the overgrown landscape. Importantly, the four trees that are located in the northern part of the site, between Denville Hall and 48 Ducks Hill Road which are protected by TPO 424 (T1 Pinus radiata, T2 an ash, T3 a hawthorn and T4 an oak) all have enhanced settings as a result of the proposal.

7.33 Of the 25 trees suggested for removal only 5 of these are Cat B, the rest are C or U. The majority of trees suggested to be felled are due to poor health and management as detailed in the Tree Report. These removals need to be considered within the context of the planting of 85 new trees, that will vary in size from smaller multi stem Acers and Amelanchier's, to larger standard trees appropriate in scale to offset and work harmoniously with the existing trees. This represents a substantial planning benefit of the scheme.



ECOLOGY

- 7.34 The planning application submission is supported by a Preliminary Ecological Appraisal, Dusk-Dawn Bat Survey Report and Reptile Survey Report. The conclusions of this report have informed the Landscape Proposals including the use of nectar rich planting, green walls and a water feature that will be planted and designed for wildlife value.
- 7.35 In incorporating these elements into the design, the proposed landscaping proposals demonstrate compliance with Policy DMEI 7 of the Hillingdon Local Plan: Part Two (2020).

TRANSPORT IMPACTS

- 7.36 The planning application is supported by a Transport Statement which has considered the transportation impacts of the scheme.
- 7.37 **Highway Impact** – As detailed in the Transport Statement, the proposed addition of 12 assisted living units and communal facilities will have an acceptable highway impact on the surrounding area. The intensification of use will generate minimal additional transport movements above the existing situation. As discussed below, there is a minimal increase in parking provision over the current situation and, due to the nature of the use, there will no increase in staffing levels.
- 7.38 **Parking** - Local Plan: Part 2 Policy DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. The proposed development consists of an established care home facility which is accessed off Duck's Hill Road with approximately 29 spaces including 9 visitor and 17 staff spaces. The existing car park would be re-configured and increased marginally to 32 spaces in total. 16 spaces would now be accessed via a relocated internal access road (30m due north of existing). The remaining 18 spaces (including 2 disabled compliant) are provided in proximity of Building B would be accessed along the existing secondary residential access to existing 60 Ducks Hill Road. This would constitute a small increase in parking provision of 3 spaces as a result of the proposals and would therefore be acceptable when considered against the adopted Local Plan policy.



- 7.39 **Site Access** - The relocated main access would retain a gated arrangement set-back from the public highway and measure more than 5.5 m in width, as is the case at present. The secondary gated access utilises the existing access point to the residential flatted block of Flats 1-6 48 Ducks Hill Road. The use of this roadway is to be marginally intensified to facilitate access to 16 staff parking spaces and 2 disabled bays located near Building B. This is an existing access which is being reused rather than being created.
- 7.40 The Manual for Streets (MfS) recommends that ideally road widths should not fall below a threshold of 4.1 m (with an absolute minimum of 2.75m for any reasonable length of roadway). This measure is based on providing safe and usable access for both passenger and service/emergency vehicles (i.e. fire tenders etc) allowing concurrent use by pedestrians/cyclists in an unencumbered manner. While the access road varies in width, it has a maximum width of 4.8m and its minimum widths are above 4.1m also. Therefore, its usage should be considered acceptable. The submitted Transport Statement also concludes that the level of intensity of the existing secondary, in terms of transport movements, is minimal and certainly acceptable within an existing residential location.

ENERGY

- 7.41 The planning application submission is accompanied by an Energy Statement which demonstrates how the proposed development responds to the requirements of Policy DMEI 2 that all developments should make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.
- 7.42 As set out in the Energy Statement, carbon savings have been demonstrated using the London Plan 2021 energy hierarchy (Policy SI 2) as follows:
- **Be Lean:** High specification of building fabric and energy efficient services will minimise energy demand.
 - **Be Clean:** The site is not currently suitable for a local CHP system or connection to a district network. Therefore, no carbon savings are possible using this measure.



- **Be Green:** Space heating and cooling will be provided by Air Source Heat Pumps (ASHPs) with additional carbon offset from photovoltaics mounted on the flat roofs of Buildings A and B. The location of the photovoltaics represents a suitable compromise between maintaining the integrity of the design aesthetic and achieving carbon saving targets.

- **Be Seen:** The actual operational energy performance will be monitored and reported for at least five years.

7.43 In order to respond to the policy requirements within the London Plan (2021), the design has been developed to improve all aspects of the proposal: insulation levels have been improved, glazing areas have been reviewed and reduced, triple glazing is proposed throughout, external shading has been included, and building services efficiencies have been pushed as far as practically possible.

7.44 However, even with these design improvements, the carbon savings do not meet the London Plan targets at the Be Lean and Be Green stages. This due to several factors: the notional building specification has changed in the new Part L 2021, the London Plan baseline has changed to include a heat pump, and limitations in the compliance software which means the flexible nature of the moveable external shading can't be accounted for. The planning application will therefore include an offset payment for the site of £25,669.

7.45 The Energy Strategy and the design improvements proposed, clearly demonstrate the Applicant's commitment to achieving the London Plan targets and represent an acceptable balance between good design and building performance.

FLOOD RISK AND SURFACE WATER DRAINAGE

7.46 The planning application is accompanied by a Flood Risk Assessment (FRA) and Surface Water Drainage Strategy (SWDS).

7.47 The FRA was required as the scheme is over 1ha in size, however, it has confirmed that the site is at a low risk of flooding, being in Flood Zone 1.



- 7.48 The SWDS has confirmed that the site is at high risk of surface water flooding but has proposed a drainage strategy that comprehensively deals with this issue. In accordance with local and national policy, a range of SuDs techniques have been considered for inclusion within the scheme with the aim of providing a reduction in run-off rates from the site down to 4 l/s.
- 7.49 The report clearly demonstrates that the site can be developed in a sustainable manner to manage the surface water discharge from the development.

CONSTRUCTION IMPACT

- 7.50 The planning application is accompanied by a Construction Method Statement. A full and detailed Construction Management Plan (CMP) will be submitted and approved against an appropriately worded planning condition.
- 7.51 This will be prepared to optimise construction related routing and frequency, thereby avoiding/minimising potential detriment to the surrounding public realm.



8.0 CONCLUSION

- 8.1 The development proposals contained within this planning application submission have been the subject to an exemplary planning and design process. The 2-stage pre-application process has resulted in substantial improvements to the proposals and has addressed all issues raised by officers through this process.
- 8.2 The principle of development is acceptable as the existing buildings are not worthy of retention and cannot meet the accommodation requirements of the proposed residents of the care home. The site is also able to accommodate the proposed additional care home units and ancillary facilities without the site exhibiting any symptoms of overdevelopment.
- 8.3 Surrounding residential amenity has been protected by the appropriate height, scale and massing of the proposed buildings A, B and C and the proposed link building.
- 8.4 The scale of Building A has been reduced in order that this building now sits comfortably within the site and behind the Grade II listed cottage at no. 58 Ducks Hill Road. Through good design, this building now delivers an improvement to the setting of the listed cottage, while also delivering a building of an appropriately larger scale. It also repairs the damage by removing the near proximity of the built form of the listed cottage thereby improving its setting, outlook, and access to natural light.
- 8.5 The relocation of the Glazed Link has strengthened the Masterplan proposals by now not dissecting the central landscaped area between Building A and C. The link now acts as a backdrop to this landscaped area while providing much needed access for residents of Block A to the communal facilities of Block C. Block B has also been very marginally reduced in size, but more importantly, the location and form of this building improves on the existing separation distances with both Muscovy Place and Cedar Grange.
- 8.6 These buildings, which are designed to the highest standard, will sit within a landscape proposal that is designed to achieve the ambition of unifying the site to maximize its potential, protecting, and enhancing its amenity value and improving both its biodiversity and green infrastructure.
- 8.7 These comprehensive proposals deliver substantial planning benefits and should therefore be granted planning permission.