

# Land at Verbena Court, Melksham, Wiltshire, SN12 7GG.

**Planning Supporting Statement (incorporating Statement of Engagement)**

August 2023

FRONTIER Care

Gillings Planning

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**Project Ref:**
FRON1072
**Date of issue:**
August 2023




# Introduction

1

**1.1** This Planning Statement (incorporating the SCI), prepared by Gillings Planning on behalf of Frontier Estates (San) Limited ('the Applicants'), is submitted in support of an application for full planning permission for a 71-bed care home on land at the Land at Verbena Court, Melksham, Wiltshire, SN12 7GG.

**1.2** The description of development for which planning permission is sought is as follows:

*'Construction of a care home (within Class C2), parking, access, hard and soft landscaping and other associated works'.*

**1.3** This Statement provides a planning analysis to demonstrate that the submitted proposals are acceptable in planning terms and in accordance with relevant planning policy and guidance.

**1.4** **Table 1.1** sets out the documents submitted in support of the planning application which should be read alongside this Planning Statement and the plans & drawings are listed within the covering letter for the planning application submission

**Table 1.1: Schedule of Supporting Documentation**

| Document | Technical Consultant |
|---|---|
| Architect Plans | Harris Irwin Associates |
| Biodiversity Net Gain Metric | TLP |
| Care Home Need Assessment | Christies |
| Design and Access Statement | Harris Irwin Associates |
| Drainage Strategy | Ridge |
| Ground Investigation | Ridge |
| Landscaping Plan | TLP |
| Noise Report | Hawkins Environmental |
| Planning Application Form and Ownership Certificate | Gillings Planning |
| Preliminary Ecological Appraisal | TLP |
| Transport Statement | RHDHV |
| Travel Plan | RHDHV |
| TS / AIA / AMS | TLP |

**1.5** The remainder of this statement is structured as follows:

- Section 2: Site Location and Description (including Planning History)
- Section 3: Development Proposals
- Section 4: Statement of Engagement
- Section 5: Planning Policy Context
- Section 6: Planning Analysis
- Section 7: The Planning Balance

**1.6** The red line on the Block Plan / Site Location Plan includes land at Verbena Court up to Cranesbill Road to extend up to the adopted highway. No works are proposed in the area between the site access and Cranesbill Road and the required notices have been served.

# Site Location and Description

2

## Site and Surrounding Area

**2.1** The application site comprises a triangular area of vacant grassland. It forms part of an urban extension to Melksham for which outline planning consent was granted in August 2008 under application ref. 04/01895/OUTES. The site is located within an area identified as a *'Local Centre'* in the original outline scheme. Reserved matters have been approved and the wider urban extension is largely built out.

**2.2** Melksham Town Centre is located c. 1.7km to the west and as a Market Town of reasonable size (as defined in policy), offers a number of services, amenities and facilities, including healthcare centres, churches, community centres, a library, restaurants and convenience stores.

**2.3** To the west of the site is the Cranesbill Road Local Centre (Verbena Court). This comprises retail units (a convenience store, fish and chip shop and charity shop) with residential dwellings above in addition to The Water Meadow public house. There is also a single storey substation and car parking.




Image courtesy of Google

**2.4** To the north is an area of public open space which serves the wider residential area and an existing brook. Beyond this is an older area of housing along Snarlton Lane. The recently constructed Forest and Sandridge Primary School is located to the north west.

**2.5** To the east, the site is bound by Eastern Way, which forms the bypass / relief road for Melksham. The eastern boundary comprises planting, including trees and shrubs.

**2.6** The site is surrounded on all sides by existing development and road infrastructure.

**2.7** There is an existing dropped kerb bell-mouth access to the site on its western boundary.

**2.8** The majority of the site is within Flood Zone 1. Along the North West edge of the site there is an area of Flood Zone 2 and 3 which comes up to and in some places crosses the site boundary line. Based on a site visit and levels however, it is likely that modelling undertaken to determine the flood zones has taken a 5m grid of levels which does not accurately represent the boundary of the site. It is not within a Conservation Area and there are no Listed Buildings on site.

**2.9** The nearest bus stop to the site is located on Eastern Way, located approximately a 240m walk from the Site. From this bus stop, bus routes 14 and 15 are accessible to Melksham town centre and Melksham Forest.

# Planning History

**2.10** Outline planning permission was granted on the 6th August 2008 under ref. 04/01895/OUTES for a comprehensive mixed use urban extension comprising residential development of 670 dwellings and associated ancillary facilities including a local centre, primary school, recreation facilities and a distributor road. Within this scheme, the site was located within an area identified as a local centre. The associated S106 agreement notes that:

- The local centre shall include a Community Hall, Primary Healthcare Site (0.27ha) and a retail element (870sqm).
- With regards to the Primary Healthcare site, the site can only be used for alternative uses if after 36 months of consecutive marketing (as per an agreed Marketing Plan) it is not let for the specified 'local centre' uses - and offered to Melksham Area Community Development Trust Ltd for one month thereafter, on commercial terms.

**2.11** Outline planning permission was granted on the 8th December 2012 under ref. W/10/01964/OUT for 307 dwellings with all matters reserved.

**2.12** Reserved Matters were approved on the 6th September 2013 under ref. W/13/00489/REM for the construction of a new dual-use two form entry primary school with associated access and landscaping.

**2.13** Under this reserved matters permission, it was accepted by Wiltshire Council that the community facility would be provided at the school instead of the local centre with the officer report confirming that:

*'The proposal differs from the original concept in the outline application by integrating the public hall required by the S106 agreement into the new school. As community use of new schools is encouraged, there is no objection to this concept being integrated into this reserved matters application, although any change in the requirements to the S106 will require variation of that agreement'.*

**2.14** As such, a Second Supplemental Agreement to the original S106 dated the 2nd October 2014 varied the clauses for community use. This included insertion of a new clause requiring:

*'Provisions of a community hall and changing rooms on the primary school land'.*

It included a new definition for 'Community Hall' and 'Community and Education Facilities Contribution' which are as follows:

*''Community Hall' means a permanent building or part thereof on the primary school land to be used as a community hall to serve the development'.*

*''Community and Education Facilities Contribution' means the sum of eight hundred and twenty five thousand eight hundred and seventy one pounds (£825,871) payable to the Council in accordance with clause 8.1.7 towards the cost of community and education facilities and the New Primary School and for the avoidance of doubt shall include the provision of*

*the Community Hall and the Changing Rooms'.*

It also varied the clause regarding the local centre to read:

*'Provision of local centre with up to 870 sq. m of retail floor space and recycling facility'.*

**2.15** As such, the requirement for a community hall within the local centre has been removed and this has been provided within the school.

**2.16** Full planning permission was granted on the 23rd December 2014 under ref. 14/00211/FUL for the construction of the local centre incorporating 6 retail units with 16 residential flats above, a public house with staff accommodation in addition to car parking and landscaping. The red line for this approved application excluded the application site. The delivery of the community hall within the school was confirmed in the officer report for this application which noted that:

*'The provision of a local centre is a requirement under the Outline approval to serve the community. However under a 2013 application a new dual use 2-form entry primary school in order to serve the new community at East Melksham was granted, including the provision of dual use community facilities, including a community hall. This meant that there would no longer be a need for a community hall as part of the local centre development'.*

The officer report for the local centre also confirmed that the medical centre had not yet been delivered and was subject to marketing.

**2.17** There is a current application pending determination under ref. PL/2023/03797 for the modification of planning obligations within the S106 agreement for 04/01895/OUTES relating to the local centre. This confirms that the outstanding obligations relate to the provision of a Primary Health Care Facility and Recycling Facility. The S106 modification application runs concurrently to this application and confirms that:

- There is no need for a Primary Health Care Facility on this site now or in the next 5 years as confirmed by the BANES, Swindon and Wiltshire CCG and the Bradford on Avon Primary Care Network. They consider that provision at the Spa and Giffords surgeries is adequate for this location and that any future provision would be on the other side of the town.
- The Recycling Facility is no longer required as confirmed by the Council's Waste and Recycling Team as they no longer provide such facilities but instead provide kerbside waste and recycling collections.
- There is as a result, no prospect of the outstanding obligations being fulfilled as originally drafted and these no longer serve a useful purpose.

# Development Proposals

3

## Overall Concept

**3.1** This planning application seeks approval for construction of a 71-bed care home within use class C2. The proposed development is described in full in the Design and Access Statement, which accompanies the planning application, but is set out in broad terms below.

**3.2** The proposed Class C2 care home will provide high quality accommodation for the elderly, with the capability for all care needs to be met on site. It is likely to be dual-registered, so that it can deliver both nursing and residential care, enabling the provision of dementia-specific care. The 71 bedrooms are single occupancy, exceed CQC standards and are all en-suite, something which is required for a care home to be considered as 'market standard'.



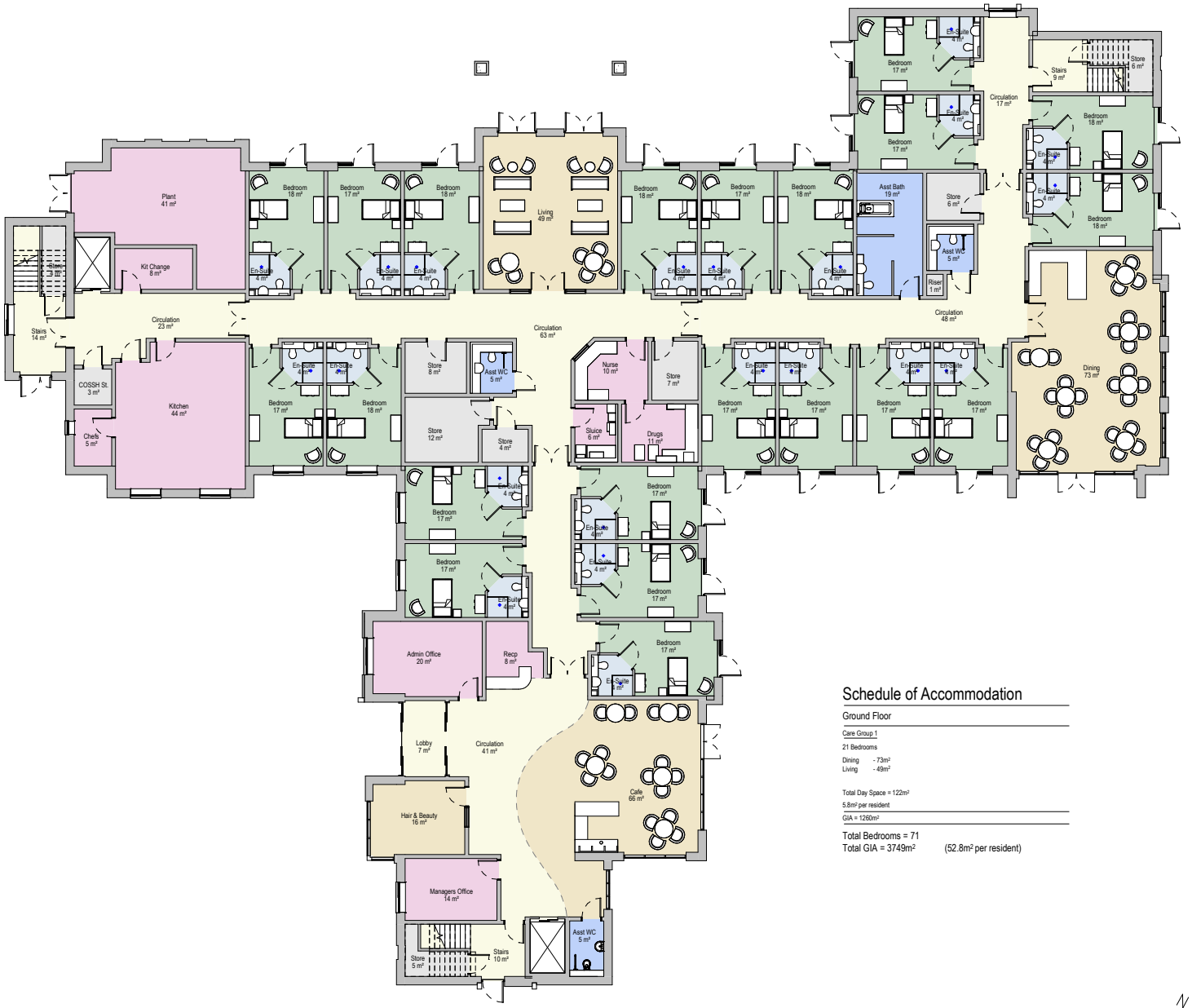
# Proposed Use and Layout

**3.3** The care home is designed to respond to differing resident needs and is likely to be occupied by individuals requiring advanced care and, in many cases, end of life care. As such, each floor benefits from lounge and dining space as well as a nurse's office and a drugs store to ensure that residents can access the care that they need. In addition, the home benefits from communal facilities in the form of living rooms, dining rooms, a hair and beauty salon, activity room, cinema and quiet space. These provide a variety of environments and experiences to ensure that residents are able to lead a varied and enjoyable life.

**3.4** Internally, the proposal includes 21 bedrooms at ground floor, 24 bedrooms on the first floor and 26 bedrooms at second floor level.

**3.5** The proposed facility allows individual residents to receive varying degrees of support and care, which will be provided by the on-site care team that will be present 24-hours a day. The work will comprise a daytime and night time shift and the care team will not sleep on site. It is anticipated that the care home will employ circa 70 staff equating to 53 FTE positions.






## Room Type Key

- Bedrooms
- Circulation
- Day Rooms
- En-Suites
- Sanitary
- Staff
- Storage

## Schedule of Accommodation

Ground Floor

Care Group 1

21 Bedrooms

Dining - 73m²
Living - 49m²

Total Day Space = 122m²

5.8m² per resident

GIA = 1260m²

Total Bedrooms = 71
Total GIA = 3749m² (52.8m² per resident)

1 0201 Ground Floor
1 : 100

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A1

NOTES

All dimensions are in millimetres unless stated otherwise.

Drawings are not to be scaled for Construction purposes.

This drawing is to be read in conjunction with all other relevant drawings and specifications.

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| Rev | Date | Description | Drawn By | Checked By |
|---|---|---|---|---|
| P3 | 30.06.23 | Second Draft Issue | FP | BG |
| P2 | 24.05.23 | First Draft Issue | FP | BG |
| P1 | 13.02.23 | For Review and Comment | MLG | BG |

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**Project:**
Proposed New Build Care Home
Verbena Court,
Melksham

Wiltshire SN12 7GG

**Client:** Frontier

**Drawing Title:**
Proposed Ground Floor Plan

For Review and Comment

| HIA Project Number | Scale @ A1 | Suitability |
|---|---|---|
| 2782 | As indicated | S3 |

| Project | Originator | Volume | Level | Type | Role | Number |
|---|---|---|---|---|---|---|
| 2782 | HIA | 01 | 00 | DR | A | 0201 |




## Schedule of Accommodation

First Floor

Care Group 1

24 Bedrooms

Dining - 72m²
Living - 49m²

Total Day Space = 121m²

5.04m² per resident

GIA = 1261m²

Total Bedrooms = 71
Total GIA = 3749m² (52.8m² per resident)

NOTES

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## Room Type Key

- Bedrooms
- Circulation
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**Project:**
Proposed New Build Care Home
Verbena Court,
Melksham

Wiltshire SN12 7GG

**Client:** Frontier

**Drawing Title:**
Proposed First Floor Plan

For Review and Comment

| HIA Project Number | Scale @ A1 | Suitability |
|---|---|---|
| 2782 | As indicated | S3 |

| Project | Originator | Volume | Level | Type | Role | Number |
|---|---|---|---|---|---|---|
| 2782 | HIA | 01 | 01 | DR | A | 0211 |

1 0211 First Floor
1 : 100

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A1




NOTES

All dimensions are in millimetres unless stated otherwise.

Drawings are not to be scaled for Construction purposes.

This drawing is to be read in conjunction with all other relevant drawings and specifications.

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## Room Type Key

- Bedrooms
- Circulation
- Day Rooms
- En-Suites
- Sanitary
- Staff
- Storage

## Schedule of Accommodation

Second Floor

Care Group 1

26 Bedrooms

| | |
|---|---|
| Dining | - 51m² |
| Living | - 49m² |
| Living/Dining | - 44m² |

Total Day Space = 144m²

5.53m² per resident

GIA = 1228m²

Total Bedrooms = 71

Total GIA = 3749m² (52.8m² per resident)

1 0221 Second Floor

1 : 100

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A1

| Rev | Date | Description | Drawn By | Checked By |
|---|---|---|---|---|
| P3 | 30.06.23 | Second Draft Issue | FP | BG |
| P2 | 24.05.23 | First Draft Issue | FP | BG |
| P1 | 13.02.23 | For Review and Comment | MLG | BG |

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**Project:**
Proposed New Build Care Home
Verbena Court,
Melksham

Wiltshire SN12 7GG

**Client:** Frontier

**Drawing Title:**
Proposed Second Floor Plan

For Review and Comment

| HIA Project Number | Scale @ A1 | Suitability |
|---|---|---|
| 2782 | As indicated | S3 |

| Project | Originator | Volume | Level | Type | Role | Number |
|---|---|---|---|---|---|---|
| 2782 | HIA | 01 | 02 | DR | A | 0221 |



**3.6** The design approach to the building is for it to be dementia friendly so it will allow for easy navigation both inside and outside ensuring a safe environment. Level access will be provided throughout, to the bedrooms as well as the lounges and dining areas. Lifts will also be provided to all floors to allow easy access for all residents.

**3.7** As well as the internal environment, the proposal provides resident gardens.

**3.8** Access will be provided from Verbena Court and will lead to a car park of 24 spaces incorporating 1 electric vehicle charging space, 2 accessible spaces and 1 emergency bay.

## Scale and External Appearance

**3.9** The proposed care home will be set across 3-storeys internally with a 'T' shaped footprint.

**3.10** The proposed scale accords with the scale of neighbouring 3-storey buildings within the local centre. Accommodation at second floor level is set partially within the roofspace and windows are partially within dormer.

**3.11** Articulation is provided through the use of pitched roofs, dormer windows, gable features and projecting bays.

**3.12** An interesting and varied palette of materials is proposed including multi brickwork, white brickwork, grey cladding and natural slate. The proposed care home is set on a masonry base with lighter render above. Gables comprise brick and render and vertical timber bays are proposed at the entrance to provide further visual interest.

**3.13** The design approach seeks to respond to the residential character of the wider urban extension. The result is a highly attractive scheme that responds to the commercial requirements of a care home and that will provide a high quality standard of accommodation for residents. The proposal makes effective use of the space that is available.



1 North-West Elevation
1 : 100



2 North-East Elevation
1 : 100



1 South-West Elevation
1 : 100



2 South-East Elevation
1 : 100

# Trees, Landscaping and Boundary Conditions

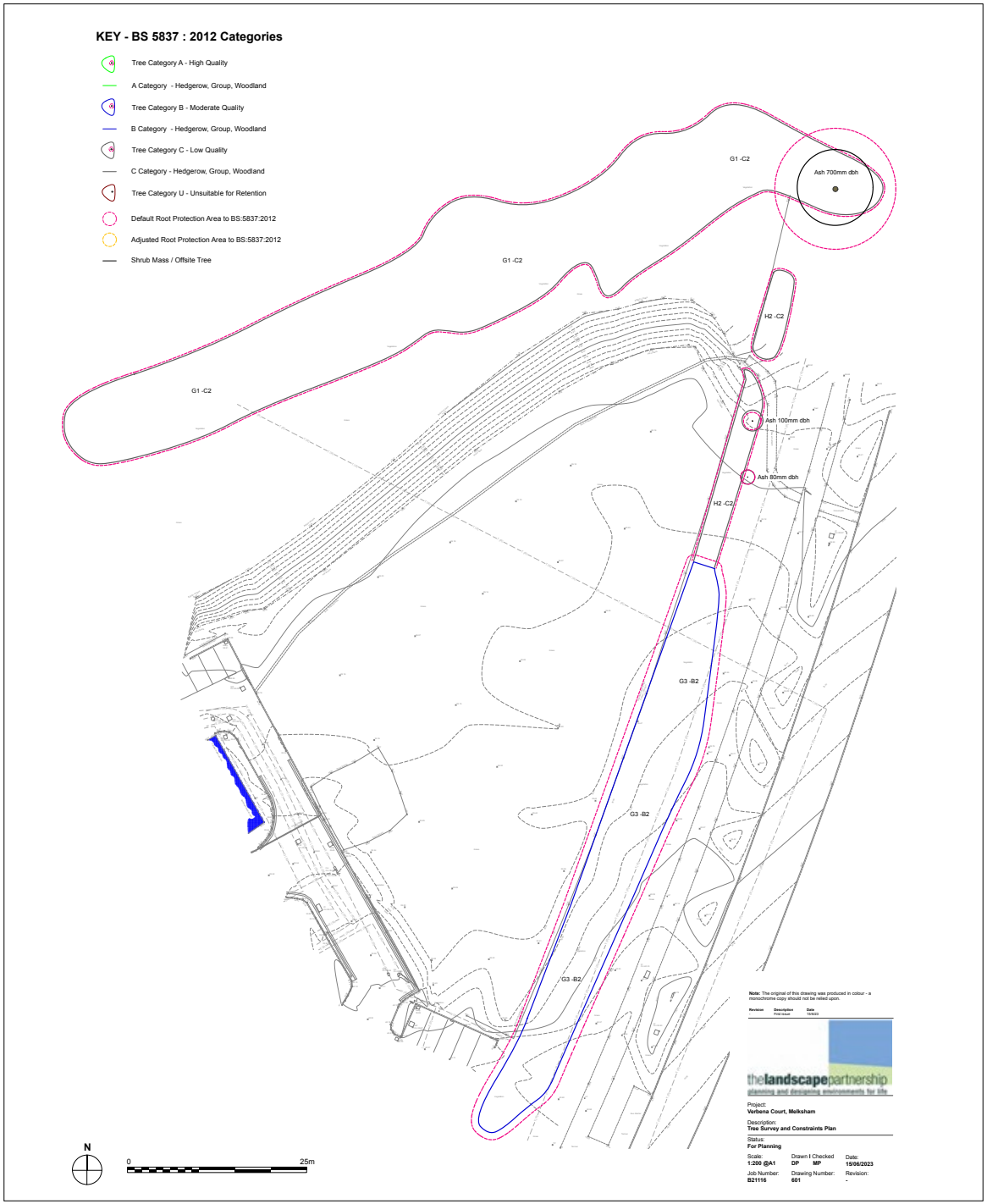
**3.14** A detailed landscaping strategy has been prepared by TLP and accompanies the planning application submission. This shows the proposed layout and general character of the landscaping scheme for the proposed care home. An Arboricultural Impact Assessment and Arboricultural Method Statement prepared by TLP provides further detail on trees.

## Trees

**3.15** There are no trees or hedges within the site.

**3.16** There is a dense mixed group of trees (G1) to the north west and this is set a significant distance from the site area.

**3.17** There is a small managed hedgerow (H2) on the south eastern boundary with a public footpath access cutting through the middle. To the south of this, the hedgerow gives way to dense mixed species tree planting (G3) and this comprises semi-mature to early-mature deciduous species which provide a dense screen along the Eastern Way.




Tree Survey

## Landscaping

**6.18** The design aims and objectives for the landscaping scheme are as follows:

- To provide a landscape design that relates to the character of the local landscape setting.
- To integrate with the existing development of Verbena Court without detracting from the setting whilst retaining the character of the street scene.
- To provide an attractive garden and landscape setting for the future residents, staff and visitors to the Care Home to enjoy year-round that is both interesting and stimulating.
- To provide safe and accessible gardens to encourage people to be physically active.
- To provide varying features, areas and character within the gardens that promote physical and mental well-being, as well as encouraging social interaction
- To provide a scheme that has a variation of planting types and habitats to maximise biodiversity, biosecurity and is tolerant of future climate change.
- To provide a secure garden suitable for residents with dementia to be both physically and mentally stimulating.
- To provide a wheelchair accessible garden.
- To provide interest for visitors.

***Entrance Landscape and Car Park approach***

**6.19** Verbena Court will be utilised for the care home access. The boundary to the Verbena Court car park and development will be strengthened with native hedgerow planting and tree planting to provide separation and to provide framing and softening of the new care home. Internal planting is proposed within the car park to break up the car parking areas. A feature paved area highlights the entrance plaza and feature planting within a gravel bed is proposed adjacent to the entrance to provide visual interest. Where private patios are proposed to the bedrooms on the ground floor, these are located behind a low wall and railing, planting is proposed in front of the wall to provide some focal interest. A proposed hedgerow and metal railing provides separation and a secure boundary to the rear communal garden.

***Gardens associated with the new care home***

**1.20** To the north west of the new home a circulation path links private patios to the main garden circulation walk. Adjacent to the path a small sensory garden is proposed, this includes sensory planting, grass with bulbs and a seat for quiet contemplation. A larger outdoor patio is provided with flexible seating to allow for outdoor dining and activities.

***Rear Garden***

**6.21** The main garden is located to the rear of the care home. A circular walk around an activity lawn links the boules court, gazebo, covered seating area to a large outdoor dining patio. Sensory planting is proposed around the covered seating area and adjacent to the dining patio. A garden gazebo gives a focal destination point and a covered shelter for seating.

**6.22** Around the garden, bird feeders, bird baths and log piles are additional features to attract wildlife and benefit ecology as well as providing interest. The lawn provides an informal area for activities and gathering.

**6.23** To the east of the new care home a courtyard garden is proposed. Sensory planting including lavender, rosemary and grasses will be proposed to stimulate the senses. Timber archways define the main garden path and provide a vertical element to the garden. A sensory sculptural feature is located within the lawn to provide visual and sensory stimulation. Bird feeders are located to encourage birdlife into the garden for visual interest.

**6.24** A horticultural growing garden is proposed to the southeast of the new home and will provide residents with the opportunity to engage in horticultural activities, with seating and table for potting up, a greenhouse and raised and ground level planting beds. The table also allows mental agility activities such as chess and boardgames.

***Private Patios***

**6.25** Small private patios immediately accessible from residents ground floor bedrooms are proposed, low hedgerows provide definition and a degree of privacy whilst retaining visual connectivity.




**Landscape Plan**

***Boundaries***

**6.26** The existing boundary hedgerow is retained along the Eastern Way boundary. The hedgerow is located offsite and provides separation and screening from the road. The hedgerow with be protected during construction works. A new close board fence is proposed adjacent to the hedgerow for security. A new native hedgerow is proposed to the northern and western boundary in combination with a new mesh fence to provide a secure boundary. The hedgerow also helps soften the appearance of the fence. A 1.8m high railing is prosed to the front of the site to provide a secure boundary.

## Access, Servicing and Parking

**3.27** A detailed Transport Statement and Travel Plan have been prepared by RHDHV and submitted alongside this application. These provide further information in relation to access, servicing and parking.

**3.28** Access is proposed from Verbena Court and this has been agreed with Wiltshire Council's Highway Development Control Team in previous discussions. An existing access is in place in the form of a dropped kerb and the proposed care home access will be located further to the south and offset from this existing access. Access will form a 5.5m wide carriageway.

**3.29** The site's access will provide driver visibility to the north at a level that is appropriate for a 20mph carriageway (2.4m by 25m). To the south visibility will be clear to the point of access to the adjoining car park (2.4m by 21m).

**3.30** Pedestrian and cycle access would tie in with the existing footway in Verbena Court which will provide a connection from the highway to the care home entrance.

**3.31** 24 car parking spaces are proposed incorporating 1 electric vehicle charging space, 2 accessible spaces and 1 emergency bay.

**3.32** The employee cycle store would be covered and secured and provide access to four cycle parking spaces in the form of two Sheffield stands. A further six cycle parking spaces for use by visitors, in the form of three Sheffield stands, would be provided adjacent to the main entrance of the care home.

**3.33** All delivery and servicing vehicles will enter and leave the site in forward gear. Vehicle tracking has been undertaken and demonstrates that the access is suitable for use by an 11.2m refuse collection vehicle. A 7.5 tonne box van, an ambulance and a large car.

**3.34** In order to encourage travel to the site by sustainable modes, a Travel Plan has been prepared and accompanies the application. This seeks to set preliminary targets to reduce vehicular trips to and from the site.

## Drainage

**3.35** A below ground drainage strategy has been prepared for the site by Ridge and should be referred to for full detail. A summary is however, provided below.

**3.36** This document confirms that the majority of the site is within Flood Zone 1. Along the North West edge of the site there is an area of Flood Zone 2 and 3 which comes up to and in some places crosses the site boundary line. Based on a site visit and levels however, it is likely that modelling undertaken to determine the flood zones has taken a 5m grid of levels which does not accurately represent the boundary of the site.

**3.37** The sewerage undertaker is Wessex Water and the nearest infrastructure is as follows:

- 300mm diameter foul water sewers flowing east to west within the northern border of the site and the south of the Forest and Sandbridge Seedlings Pre-School.
- 150mm diameter foul water sewers flowing south to north within Cranesbill Road.

**3.38** There is a tributary of the River Avon located c.20m to the west of the site.

**3.39** Foul water will be disposed of via an existing connection. The proposals will result in an increase in foul water volume and peak flow to the public foul sewer water network however it

is not anticipated that this uplift will cause an issue for the existing sewer network. Wessex Water have confirmed that the increase in flow can be accepted.

**3.40** Infiltration testing has been undertaken and indicates that the underlying soils are unsuitable for infiltration. Discharge of surface water via infiltration based SuDS is therefore, not feasible. As a result, surface water will be temporarily stored on site and this is likely to be by geocellular tanks and permeable paving. There are options for the discharge of surface water subject to discussions with the LLFA. The first option is to divert surface water from the proposed development towards the north of the site where it will discharge into the existing ditch via a headwall, ditch and culvert. The second option is to discharge surface water into the existing surface water sewer network.

# Statement of Engagement

4

**4.1** In accordance with national and local policy and guidance, a full programme of community and stakeholder engagement has been undertaken. Principal activities included:

- Pre-Application discussions with Wiltshire Council;
- Engagement with Ward Councillors;
- Engagement with Melksham Town Council; and
- A virtual community consultation event.

## Pre-application Discussions

**4.2** In line with Government Guidance on best practice, pre-application discussions were undertaken with planning officers at Wiltshire Council.

**4.3** The first request for pre-application advice was submitted on the 29th May 2020 under ref. 20/05465/PREAPP.

**4.4** The formal response was provided on the 21st August 2020. This was a positive response which confirmed that:

- A 5 year housing land supply could not be demonstrated on the date of the pre-app response and was somewhere between 4.42 and 4.62 years.
- Core Policy 46 is the most relevant policy and due to the location of the site, evidence of care need will be required.
- There is an ageing population in Wiltshire.
- The rationale for a 10km catchment for the submitted need assessment was queried.
- The need for 36 months of marketing according to the S106 clause for the original application (ref. 04/01895/OUTES) was noted and an application to discharge the clause was recommended.
- The site was previously allocated for development and would have had a large medical centre on it. The design should try to take reference from the adjacent commercial development and to be seen in this context with a commercial appearance recommended over a residential one.
- An ecological survey would be required.

**4.5** Comments from the following consultees were also provided with the first pre-application enquiry:

- Drainage:
  - Climate change allowance should be considered.
  - There is slight encroachment of surface water risk into the site.
  - Proposals should be designed in accordance with the relevant technical standards.
  - Advice was provided on technical matters to be covered by a planning submission.
- Highways:
  - No objection to a C2 use on this site was raised in highways terms.
  - Additional pedestrian linkages and crossing points were requested to enhance connection with the local centre.
  - There was a request for sheltered cycle storage.
  - Advice was provided on technical matters to be covered by a planning submission.

- Housing:
  - Affordable housing requirements do not apply to Class C2 proposals.
  - The Adult Social Care Commissioning Team may wish to comment.

**4.6** Upon receipt of this response, the design team reviewed the pre-application scheme and a second pre-application enquiry was submitted on the 18th November 2021 under ref. ENQ/2021/04427. This second pre-application enquiry included:

- Submission of an amended needs assessment reducing the catchment from 10km to 5km following officer comments on the need assessment submitted with the first pre-application enquiry.
- Information on discussions with the Bradford on Avon and Melksham Primary Care Network and the BANES, Swindon and Wiltshire CCG was provided regarding the need for a medical centre on site and the potential release of the site from the original S106 agreement. These discussions confirmed that these parties consider that there is no need for a medical centre on this site and that provision is instead required on the other side of the town.

**4.7** The formal response was provided on the 21st August 2020. This was a positive response which confirmed that the proposal would be considered acceptable in principle. The following comments were also made:

- The remaining requirement in the original S106 to provide recycling facilities and a medical centre needs to be addressed. A medical centre could fall under the definition of a 'medical facility' in terms of the original S106 if a more standard primary healthcare facility is confirmed as not required by the local Primary Care Trust. The response acknowledged that a letter from the Melksham and Bradford on Avon Primary Care Trust confirms there is no need for a primary healthcare facility on the site as existing surgeries provide the necessary provision in this location and that additional provision is required on the western side of the town.
- There was confirmation that Wiltshire could not demonstrate a 5 year housing land supply at the time the pre-application response was issued.
- Whilst the site is outside of the settlement boundary, it is relatively sustainable due to its proximity to Melksham and could be considered for inclusion in the development limits through a boundary review if a proposal is forthcoming. The bypass forms a defensible development limit boundary.
- A genuine and evidenced need should be justified and the amended 5km catchment area is welcomed. The need evidence is accepted.
- There is no evidence that the landscape would be compromised as a result of the proposal.
- The site forms a sustainable location.
- The context of the site is within an urban extension with 3 storey commercial development next door. 3-storeys is the most that is recommended here and the general design principles have been thought through and are justified by the local context.
- Contrary to the first pre-application response, a commercial appearance may not be appropriate due to the residential nature of the use. The architectural proportions draw on the large residential buildings in the area but the saw-tooth asymmetrical gables should be removed as they are out of character. Taking the lead from other large residential buildings in the locality is a good approach to design and acceptable.
- The indicative materials are acceptable.
- At least Building Regulations 2025 standards should be met and exceeded if possible. Electric car charging points should be provided and the use of PV panels, intelligent insulation and ventilation systems and air source heat pumps etc should be included where viable as well as rainwater harvesting and appropriate energy-saving lighting.
- An internal courtyard arrangement is recommended but may not be feasible.
- The distance from nearby occupiers is sufficient to prevent an adverse impact. There would be some shading for the school playground but this would only be temporary and provided the height is kept as low as possible, a temporary shadow should not form a reason for refusal.
- Acoustic measures via a noise assessment would be required.
- Ecology surveys would be required.
- Highways requirements were confirmed.
- Drainage requirements were confirmed including confirmation that Wessex Water can accommodate domestic type foul flows to the public sewer.

**4.8** Section 6 of this planning statement set out how these points have been addressed in this submission.

## Public Consultation

**4.9** Following the pre-application discussions, it was agreed with all parties that virtual consultation would be the most appropriate way to encourage community involvement with the proposal.

**4.10** As such, a consultation website and associated survey were set up and leaflets were sent to 948 properties in the local area. A copy of the leaflet can be viewed at **Appendix 1**.

**4.11** The website set out the background to the proposals and included images of the proposed development. A copy of the exhibition boards can be found at **Appendix 2**.

**4.12** Leaflets were sent out on the 3rd July 2023 and asked for feedback to be provided by the 14th July 2023.

**4.13** A total of 38 responses were received, 37 via the Survey Monkey survey and 1 via email. Of those responses, 8 supported the proposals (21%), 5 supported the proposals with reservations (13.2%), 24 did not support the proposals (63.2%) and 1 did not respond to this question (2.6%).

**4.14** Of those who responded, the main comments raised were as follows:

| Comment | Response |
|---|---|
| **Highways** | |
| The land should be used in association with the school to address traffic congestion and to provide additional parking. | The accompanying Transport Statement assesses the impact of the proposed scheme ad confirms that the proposed trip generation is not significant to cause harm to the local area, bearing in mind the location of the site to the school. It is noted that the school is subject to its own consent and is now operational. |
| An extra access from Cranesbill Road is required to address existing traffic issues. | The accompanying Transport Statement confirms that the proposed trip generation is not significant to cause harm to the local area. |
| Insufficient parking is provided for staff, visitors and emergency vehicles. | The accompanying Transport Statement confirms that sufficient parking will be provided on site to accommodate the parking demand of the care home. Parking will only be required for staff and visitors as residents will be highly unlikely to be able to drive due to their advanced needs. |
| **Use** | |
| The site was originally intended to be used for a medical centre. The health centre is still needed as the area is lacking in health facilities. A doctor's surgery or dentist is needed. | There is no need for a Primary Health Care Facility on this site now or in the next 5 years as confirmed by the CCG and the Primary Care Network. These parties consider that provision at the Spa and Giffords surgeries is adequate for this location and that any future provision would instead be required on the other side of the town. |
| The site was originally intended to be used for a community centre. | The Reserved Matters application for the school had an associated supplemental agreement to facilitate proposals for a primary school with an integrated community hall, removing the obligations within the original 2008 agreement relating to the original outline permission for this site and allowing the community hall to instead be provided within the school |
| There is no need for another care home. Care homes are expensive and many elderly go without the care they need. | The submitted care need assessment confirms there is a need within the 5km catchment area and this proposal seeks to respond to this identified need. |
| Respite homes for children / additional shops / additional recreational spaces are needed. | This proposal seeks to address an identified need for care beds. The proposal is not for these alternative uses. |
| This is the wrong location for a care home. | This is a sustainable location with good access to public transport services and local facilities which could be used by staff and visitors. Due to their advanced needs, residents are unlikely to leave unaccompanied to use these. |
| **Ecology** | |
| The proposals would disturb wildlife. | The submitted preliminary ecological appraisal confirms that with mitigation, the impact of the proposals will be neutral. |

| Comment | Response |
|---|---|
| **Layout and Design** | |
| Query over the footprint and size of garden space. | As an experienced care home developer, Frontier are confident that the proposed garden space will meet the needs of residents. The proposal makes effective use of the space that is available whilst allowing for attractive gardens and landscaping to be provided. |
| Landscaping should be sympathetic to wildlife, bees and birds and trees should provide blossom and fruit and hard landscaping should allow for infiltration. | The proposals seek to deliver ecological enhancements for habitats and species. |
| Solar panels, air source heating and greywater recycling should be used. | As noted in the Design and Access Statement, provision of sustainability measures has been considered and will be determined at the detailed design stage. |
| **Noise** | |
| The area can be noisy due to the pub. | Noise should not form a constraint to development in this location. An adequate distance is retained between the care home and the pub. |

**Comments in Support**

- This would be a great place for older people to live with access to facilities including the pub, shop and town centre.
- The proposals would bring employment opportunities.
- Melksham needs more accommodation for older people.
- Pleased that a vacant site is going to be brought into use.
- The proposals are not likely to result in antisocial behaviour.
- There is a need for more care homes.
- This is a great location for older people with access to the countryside and the community and close to a shop and pub.
- The proximity to the school would allow for regular visits by school children and will help residents feel part of the community.
- This would be a great addition to the community.

# Engagement with Ward Councillors

**4.15** The Ward Councillor was contacted on the prior to the Town Council meeting via email including a link to the consultation website.

# Engagement with Melksham Town Council

**4.16** The Melksham Town Council meeting on the 1st August 2023 was attended and a presentation was given to introduce the proposals to members.

**4.17** In summary, the applicant has actively engaged with the local community and stakeholders to communicate and develop the proposals. This has met the requirements of the NPPF and the local guidelines, as set out in the Council's SCI. The pre-application engagement has ensured that the local community and key political stakeholders are well-informed of the proposals. Communication with interested parties remains on-going. As such, the applicant considers that the pre-application engagement undertaken with the local community and key stakeholders has been timely, meaningful, and effective.

# Planning Policy Context

5

**5.1** Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning application be made with regard to the Development Plan, unless material considerations indicate otherwise.

**5.2** This is reiterated at paragraph 47 of the National Planning Policy Framework (NPPF), which also makes it clear that the NPPF is a material consideration in decision making.

**5.3** The main planning policy considerations pertinent to the proposed development are considered below.

**5.4** The site is situated within the administrative area of Wiltshire Council where the Development Plan comprises the Wiltshire Core Strategy (January 2015), the saved policies of the West Wiltshire District Plan (June 2004) and the Melksham Neighbourhood Plan 2020 – 2026 (July 2021).

**5.5** Wiltshire Council are also preparing the Local Plan Review

**5.6** The main planning policy considerations pertinent to the proposed development are considered below.

## Wiltshire Core Strategy (January 2015)

**5.7** The site is not subject to any designations according to the adopted local plan. It is adjacent to the settlement framework boundary for Melksham and Bowerhill Village.

**5.8** The following adopted policies are considered to be relevant.

**5.9** **Core Policy 1 (Settlement strategy)** identifies Melksham as a Market Town, second in the overall settlement hierarchy. Market Towns have the ability to support sustainable patterns of living in Wiltshire due to their current levels of facilities, services and employment opportunities. They have the potential for significant development that will increase the jobs and homes to sustain and enhance their services and facilities and to promote better levels of self-containment and viable sustainable communities.

**5.10** **Core Policy 2 (Delivery Strategy)** seeks provision of at least 42,000 homes between 2006 and 2026, delivered in a sustainable pattern in a way that prioritises the re-use of previously developed land. There is a presumption in favour of sustainable development within the limits of development. Outside the limits of development, development will be more limited.

**5.11** **Core Policy 3 (Infrastructure Requirements)** requires all new development to provide the necessary on-site and off-site infrastructure arising from the proposal. Essential infrastructure will be prioritised above place-shaping infrastructure and viability will be considered.

**5.12** **Core Policy 14 (Spatial Strategy: Melksham Community Area)** seeks 2,240 new homes in Melksham. Development proposals will be required to demonstrate how issues relating to the following are addressed:

- The shortfall in affordable housing.
- Town centre regeneration.
- Town centre improvements.

- Retail provision.
- Employment growth.
- Walking and cycling links.
- School capacity.
- Developer contributions.
- Restoration of the Wilts and Berks Canal.
- Water supply and sewerage infrastructure.
- Enhancements to the riverside area.
- Public transport improvements.
- Protection of the historic setting of the Spa.

5.13 **Core Policy 41 (Sustainable construction and low carbon energy)** requires consideration of:

- Climate change adaptation: To reduce energy demand, make use of natural heat and light from the sun and to take advantage of natural air movement for ventilation and cooling in the summer.
- Sustainable construction: Achieving BREEAM Excellent for non-commercial buildings from 2019.
- Renewable and low-carbon energy: Demonstrated through a Sustainable Energy Strategy outlining the low carbon energy strategy.

Viability will be considered in all circumstances.

5.14 **Core Policy (45 (Meeting Wiltshire's housing needs)** seeks to secure a range of housing types and sizes informed by the Strategic Housing Market Assessment.

5.15 **Core Policy 46 (Meeting the needs of Wiltshire's vulnerable and older people)** seeks to secure the provision of new housing in suitable locations to meet the specific needs of vulnerable and older people. Where practicable, independent living should be prioritised. For older people, housing schemes should assist older people in living securely and independently within their communities. Layout, form and orientation should consider adaptability as part of their design and developers will be required to demonstrate how proposals respond to the needs of an ageing population. Provision of specialist accommodation for Wiltshire's older people, including nursing homes, residential homes and extra-care facilities, will be supported. Such accommodation should be provided in sustainable locations where there is an identified need within settlements identified in Core Policy 1 (normally Principal Settlements and Market Towns) provided that:

- A genuine, and evidenced, need is justified.
- Environmental and landscape considerations will not be compromised.
- Facilities and services are accessible from the site.
- Its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement.

5.16 **Core Policy 50 (Biodiversity and Geodiversity)** seeks to protect features of nature conservation and geological value as part of design rationale. Measures will be required to avoid and reduce disturbance to wildlife species and habitats over the lifetime of development. All development will be required to enhance biodiversity and impacts on local sites must be avoided.

5.17 **Core Policy 51 (Landscape)** requires proposals to protect, conserve and where possible, enhance landscape character and not have a harmful impact on landscape character. Any negative impacts must be mitigated.

5.18 **Core Policy 52 (Green Infrastructure)** requires the retention and enhancement of Wiltshire's Green Infrastructure network. Developers will be required to retain and enhance existing on-site green infrastructure; make provision for accessible open spaces; put measures in place for long-term maintenance; and identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes. If damage or loss if unavoidable, the creation of new or replacement green infrastructure equal or above its current value and quality will be required. Major proposals should be accompanied by a green infrastructure audit.

5.19 **Core Policy 55 (Air quality)** seeks to ensure that proposals do not worsen air quality. Mitigation will be required in some circumstances including landscaping, traffic management, abatement technology and contributions.

5.20 **Core Policy 56 (Contaminated land)** requires proposals to demonstrate that measures can be taken to mitigate the impacts of land contamination on public health, environmental quality, the built environment and amenity.

5.21 **Core Policy 57 (Ensuring high quality design and place shaping)** seeks to secure a high quality of design including:

- Enhancements to local distinctiveness by responding to the value of the natural and historic environment, landscape setting and the existing pattern of development responding to local topography and views.
- The retention and enhancement of existing important landscaping and natural features to enhance biodiversity, create wildlife and recreational corridors and to integrate the development into its setting.
- Respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to integrate into the wider setting.
- Being sympathetic to and conserving historic buildings and landscapes.
- Maximising opportunities for sustainable construction techniques.
- Making efficient use of land.
- Having regard to the compatibility of adjoining buildings and uses including consideration of privacy, overshadowing, vibration and pollution.
- Incorporating measures to reduce actual or perceived crime or antisocial behaviour.
- Ensuring the public realm is legible, safe and accessible.
- Accounting for the needs of potential occupants.
- Include a design statement based on the analysis of local context and an assessment of constraints and opportunities.

5.22 **Core Policy 60 (Sustainable transport)** requires measures to reduce the need to travel by car including promoting sustainable transport alternatives.

5.23 **Core Policy 61 (Transport and new development)** requires new development to reduce the need to travel by car and to promote sustainable transport. This includes priority given to the following hierarchy:

- Visually impaired and other disabled people.
- Pedestrians.
- Cyclists.
- Public transport.
- Goods vehicles.
- Powered two-wheelers.
- Private cars.

Safe access to the highway needs to be demonstrated and safe loading and unloading should be accommodated. Contributions may be sought to sustainable transport measures in some circumstances.

5.24 **Core Policy 62 (Development impacts on the transport network)** requires developments to mitigate any adverse impacts on the transport network at the construction and operational stages.

5.25 **Core Policy 64 (Demand management)** seeks to promote demand management measures to reduce reliance on the car and to encourage the use of sustainable transport alternatives. This includes car parking management, non-residential car parking standards, residential parking standards, traffic management measures, charging measures and smarter choices measures.

5.26 **Core Policy 67 (Flood Risk)** requires all new development to include measures to reduce the rate of rainwater runoff and improve rainwater infiltration to soil and ground unless site or environmental conditions make these measures unsuitable.

5.27 **Core Policy 68 (Water resources)** seeks to ensure that proposals do not prejudice the delivery of the actions and targets of the relevant River Basin or Catchment Management Plan. Non-residential developments are required to incorporate water efficiency measures.

## Saved Policies of the West Wiltshire District Plan 1st Alteration (June 2004)

5.28 **C40 (Tree Planting)** notes that native species should be planted in open spaces for new developments.

5.29 **U1a (Foul Water Disposal)** advises that development will only be permitted where adequate foul drainage, sewerage and sewage treatment facilities are available or where provision can be made available. In sewered areas, proposals will be expected to connect to mains drainage and new sewers will need to be of a standard that is adoptable by Wessex Water.

5.30 **I3 (Access for Everyone)** requires the needs of the disabled to be adequately catered for in new development.

## West Wiltshire Leisure and Recreation DPD (February 2009)

5.31 **CR1 (Footpaths and Rights of Way)** seeks to protect the public rights of way network for other land uses and to secure improvements to these.

## Joint Melksham Neighbourhood Plan 2020 – 2026 (July 2021)

5.32 **Policy 1 (Sustainable Design and Construction)** seeks to secure, within the constraints of scale and viability, proposals that contribute to Wiltshire becoming carbon neutral by 2030. Sustainable design and construction should be addressed including:

- Maximising green infrastructure.
- Demonstrating good connections to existing services and facilities or a mix of uses that minimise the need to travel by private vehicle.
- Demonstrating mitigation of greenhouse gases and adaptation to a changing climate.
- Applying the energy hierarchy principle of reducing energy demand, producing, supplying and using energy efficiently, generating energy through zero or low carbon means.

For major schemes, applicants are encouraged to use appropriate sustainability assessment tools such as BREEAM.

5.33 **Policy 3 (Flood Risk and Natural Flood Management)** requires major developments to include provision of Sustainable Drainage Systems (SuDS) where appropriate.

5.34 **Policy 5 (Community Engagement)** notes that applications that can demonstrate early, proactive, proportionate and effective engagement with the community will be looked upon favourably.

5.35 **Policy 6 (Housing in Defined Settlements)** seeks to secure a mix of housing types, sizes and tenures informed by and addressing the current and demonstrable needs. Development outside the settlement boundary will be permitted in exceptional circumstances.

5.36 **Policy 8 (Infrastructure Phasing and Priorities)** notes that infrastructure requirements will be sought via planning conditions, CIL and S106.

5.37 **Policy 11 (Sustainable transport and active travel)** requires all development to be planned in line with the sustainable transport hierarchy to ensure that safe, and suitable movement can be achieved for all people.

5.38 **Policy 12 (Green Infrastructure)** seeks to support proposals that result in the creation of new green infrastructure and / or contribute to the protection, management, enhancement and connectivity of existing green infrastructure. Proposals for major development must demonstrate how green infrastructure has been incorporated into the proposals.

5.39 **Policy 13 (Biodiversity)** requires a 10% improvement in biodiversity value and tangible benefits for biodiversity. Protection of statutory and non-statutory nature conservation sites is required including sensitive responses and buffer zones.

5.40 **Policy 16 (Trees and Hedgerows)** seeks to protect trees and secure new tree planting in developments.

5.41 **Policy 17 (Landscape Character)** seeks to ensure that proposals integrate natural features and draw on local landscape characteristics.

5.42 **Policy 18 (Locally distinctive, high quality design)** seeks to support proposals which contribute positively to the conservation, enhancement and extension to the quality and distinctiveness of Melksham. Regard should be had to the National Design Guide and Wiltshire policy and proposals must demonstrate how the proposed development layout, density, access proposals and building design approach complement and extend the positive characteristics of Melksham.

5.43 The Joint Neighbourhood Plan Steering Group are working on an update to the Neighbourhood Plan – Neighbourhood Plan 2 which will cover the period from 2026 – 2038. Consultation was undertaken during April – June 2022 and February – March 2023 and it is anticipated that there will be further consultation in due course.

5.44 A Housing Needs Assessment for Melksham and Melksham Without prepared by Aecom, July 2022 accompanied the first consultation. This includes consideration of the provision of specialist housing for older people and provides an idea of the broad scale of potential need but not an obligatory target to be met. It does not cover C2 uses but notes that:

*'The dividing line between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required'.*

5.45 An increase of 1,768 in the number of 75+ people is anticipated between 2011 and 2026 / 14.5%. A need for 444 to 616 units of specialist accommodation is noted during the plan period

## Emerging Wiltshire Local Plan Review – Pre-Submission Draft

5.46 Wiltshire Council are currently preparing a local plan review. The Council's Cabinet endorsed the emerging local plan at their meeting on the 11th July 2023. The Full Council then considered the plan at their meeting on the 18th July. Regulation 19 consultation is due to take place for 6-weeks in September 2023.

5.47 The draft Local Plan Review includes new policies. As this has not yet been published for consultation, these policies are not included in detail here however an update will be provided at a later stage when more weight can be assigned to this.

## Other Material Considerations

5.48 The following documents also form material considerations of relevance to this application:

- National policy (primarily set out in the National Planning Policy Framework and Planning Practice Guidance).
- Additional guidance contained in Supplementary Planning Documents (SPD) and other guidance.

### National Planning Policy Framework

5.49 The National Planning Policy Framework ("NPPF") was originally published in March 2012, revised in July 2018 and updated in February 2021, June 2019 and most recently in July 2021. It is a material consideration in planning decisions.

5.50 The purpose of planning is to contribute to the achievement of sustainable development and **Paragraph 8** outlines the three overarching objectives of this:

- *'An economic objective – 'to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

- *A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

- *An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.*

5.51 **Paragraph 9** advises that these three objectives are interdependent and should not be treated in isolation in consideration of planning issues. Clearly, this includes making provision for the older generation, as a key part of any healthy community.

5.52 **Paragraph 10** establishes that at the heart of the NPPF is a presumption in favour of sustainable development and **Paragraph 11** sets out that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means:

*'Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

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

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

5.53 **Chapter 4 (Decision Making)** advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.

5.54 **Paragraph 39** encourages early engagement as this has the potential to improve the efficiency and effectiveness of the planning application system.

5.55 **Paragraph 47** confirms that applications should be determined in line with the existing development plan, unless material conditions indicate otherwise.

5.56 **Paragraph 55** advises that the use of planning conditions (and obligations) should be considered for development that would otherwise be unacceptable. **Paragraph 57** goes on to confirm that planning obligations can only be used where they are necessary, directly related and fairly and reasonably related to the development.

5.57 **Chapter 5** relates to the delivery of a sufficient supply of homes and emphasises the Government's objective to significantly boost the supply of homes. **Paragraph 62** advises that the size, type and tenure of housing for different groups (including older people) should be assessed and reflected in planning policies.

5.58 **Chapter 6 (Building a strong, competitive economy)** seeks to support economic growth and productivity accounting for local needs and wider opportunities and considering the needs of different sectors.

5.59 **Chapter 8 (Promoting healthy and safe communities)** seeks to deliver healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles. Local authorities should guard against the unnecessary loss of local services to enhance the sustainability of communities and residential environments. An integrated approach to the location of housing, economic uses and community facilities and services should be adopted.

5.60 **Chapter 9 (Promoting sustainable transport)** seeks to ensure that transport matters are considered at the earliest stages of development. **Paragraph 111** advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

**5.61** **Chapter 11 (Making effective use of land)** gives substantial weight to the value of using suitable brownfield land. **Paragraph 120** notes that policies and decisions should promote and support the development of under-utilised land and buildings especially where it would help to meet identified needs for housing and where land supply is constrained.

**5.62** **Chapter 12 (Achieving well-designed places)** advises that the creation of high-quality buildings and places is fundamental to the planning and development process.

**5.63** **Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)** seeks to secure a transition to a low carbon future ensuring that climate change adaptation, flood risk and coastal change is considered in in new development.

**5.64** **Chapter 15 (Conserving and enhancing the natural environment)** seeks to contribute to and enhance the natural and local environment, protect and enhance habitats and biodiversity and consider ground conditions and pollution.

**5.65** **Chapter 16 (Conserving and enhancing the historic environment)** advises that in determining proposals that affect heritage assets, authorities should describe the significance or any heritage assets affected, including their setting with the level of detail required proportionate to the assets importance.

## Planning Practice Guidance (PPG)

**5.66** On 6 March 2014, the Department for Communities and Local Government ("DCLG") launched the Planning Practice Guidance web-based resource.

## Housing for Older People

**5.67** There is a specific section of the PPG that addresses housing for older and disabled people and **Paragraph 001** (Reference ID: 63-001-20190626) states that: *'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'*. This paragraph continues by stating: *'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'*.

**5.68** The PPG confirms that *'…The health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support. For plan-making purposes, strategic policy-making authorities will need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people'* (**Paragraph 003**, Reference ID: 63-003-20190626).



**5.69** **Paragraph 006**, Reference ID: 63-006-20190626 also notes that *'Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older…people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period'*.

5.70 **Paragraph: 007**, Reference ID: 63-007-20190626 advises that local planning authorities can include provision of housing for older people in their annual monitoring reports.

5.71 The PPG goes on to note (at **Paragraph 012**, Reference ID: 63-012-20190626) that *'Plans need to provide for specialist housing for older people where a need exists'.*

5.72 **Paragraph 013**, Reference ID: 63-013-20190626 notes that: *'It is up to the plan-making body to decide whether to allocate sites for specialist housing for older people. Allocating sites can provide greater certainty for developers and encourage the provision of sites in suitable locations. This may be appropriate where there is an identified unmet need for specialist housing'.*

5.73 **Paragraph 016**, Reference ID: 63-016-20190626 advises decision makes to consider the following when assessing applications for specialist housing for older people: *'Decision makers should consider the location and viability of a development when assessing planning applications for specialist housing for older people. Local planning authorities can encourage the development of more affordable models and make use of products like shared ownership. Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need'.*

5.74 **Paragraph 016a**, Reference ID: 63-016a-20190626 advises plan making authorities to count housing provided for older people in their housing requirement.

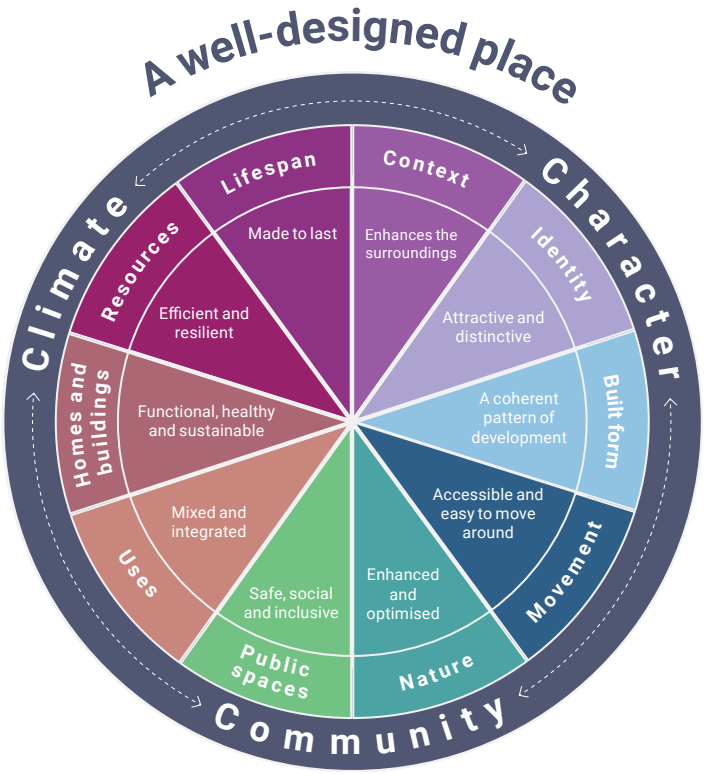
5.75 **Paragraph 019**, Reference ID: 63-019-20190626 advises that the characteristics of a dementia friendly community include:

- *'Easy to navigate physical environment*
- *Appropriate transport*
- *Communities shaped around the views of people with dementia and their carers*
- *Good orientation and familiarity*
- *Reduction in unnecessary clutter*
- *Reduction in disorienting visual and auditory stimuli'.*

5.76 In the PPG Housing supply and delivery chapter, **Paragraph 035** (Reference ID: 68-035- 20190722) advises that housing for older people including Class C2 residential institution can be included within the 5-year housing land supply, based on the amount of housing released as a result. The Housing Delivery Test Measurement sets a ratio of 1.8 for communal households, including residential institutions.

## National Design Guide

5.77 The National Design Guide was published by the Ministry of Housing Communities and Local Government. It builds on the guidance set out in the NPPF and its accompanying Guidance, and outlines the Government's priorities for well-designed places in the form of ten characteristics. As follows:




## Supplementary Planning Documents, Guidance and Evidence Base Documents

5.78 The following Supplementary Planning Documents (SPD) and guidance have been considered in developing the submitted proposals:

- Residential Design Guide SPD – November 2005
- Design Guide Principles (June 2004).

## Wiltshire Local Housing Needs Assessment Update Volume 2 (February 2023)

**5.79** This report discusses the general need for specialist housing for older persons. It notes a substantial increase in the older population in Wiltshire from 2021 to 2038 with an increase of around 32,920 over 75s anticipated. Using the Housing LIN SHOP toolkit, a benchmark need for specialist housing per thousand people over 75 is calculated and is as follows.

| Form of Provision | More Choice, Greater Voice toolkit | | | SHOP resource pack | | |
|---|---|---|---|---|---|---|
| | Owned | Rented | TOTAL | Owned | Rented | TOTAL |
| **Demand per 1,000 persons aged 75+** | | | | | | |
| Leasehold Schemes for the Elderly (LSE) | 75 | - | **75** | 120 | - | **120** |
| Conventional Sheltered Housing | - | 50 | **50** | - | 60 | **60** |
| Sheltered 'plus' or 'Enhanced' Sheltered | 10 | 10 | **20** | 10 | 10 | **20** |
| Extra care | 12.5 | 12.5 | **25** | 30 | 15 | **45** |
| Dementia | - | 10 | **10** | - | 6 | **6** |
| **TOTAL** | **97.5** | **92.5** | **180** | **160** | **91** | **251** |

**5.80** Existing provision of 5,741 specialist older persons units across Wiltshire is identified. There is an existing shortfall in the provision of housing for elderly people – the current population of 51,991 people aged over 75 requires 13,049 specialist homes and factoring in existing provision, there is an unmet need of 7,308 homes in the area at present.

**5.81** Applying the increase of 39,920 over 75s there is a need for an additional 15,572 specialist older persons housing units between 2020 and 2038. This includes a range of sheltered and extra care accommodation.

| | | Rate per 1,000 persons aged 75+ | Gross need 2020 | Existing supply | Unmet need in 2020 | Additional need 2020-38 | Overall need |
|---|---|---|---|---|---|---|---|
| Sheltered Housing | Owned | 120 | 6,239 | 1,734 | +4,505 | +3,950 | **+8,455** |
| | Rented | 60 | 3,119 | 3,026 | +93 | +1,975 | **+2,069** |
| Extra Care | Owned | 40 | 2,080 | 748 | +1,332 | +1,317 | **+2,648** |
| | Rented | 31 | 1,612 | 233 | +1,379 | +1,021 | **+2,399** |
| **TOTAL** | | **251** | **13,050** | **5741** | **+7,309** | **+8,263** | **+15,572** |

**5.82** The report notes that provision of the full requirement may be unachievable but it acknowledges that provision of dedicated older persons housing schemes will form an important part of the overall mix. It notes that if current rates of provision continue, a further 3,635 specialist older persons dwellings would be required.

**5.83** It is noted that older people and others who require Class C2 accommodation will move out of their homes and free up the equivalent of 1,469 dwellings and that any Class C2 bedspaces can be counted at a ratio of 1.8.

## Housing Delivery Paper

**5.84** This also acknowledges the significant increase in the elderly population, the existing shortfall and the future need for over 15,000 specialist older persons housing units including sheltered housing and extra care homes. Existing policy supports accommodation for older people particularly in the Principal Settlements and Market Towns where there is good access to services and facilities and including locations on the edge of these subject to meeting certain criteria. This approach was supported in stakeholder discussions with an emphasis on bringing care homes into the local community. A better demand for more specialist accommodation was identified such as complex care homes, dementia and other nursing specialisms. The increase in need and existing shortfall were acknowledged and proposals will be required to demonstrate how they meet the needs of an ageing population.

# Planning Analysis

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**6.1** This section analyses the suitability of the proposed development in the context of local and national planning policy. Reference is made within this section to assessments within technical reports that have been submitted in support of the planning application.

## Principle of Development

**6.2** This section sets out how the proposed development is acceptable in principle in terms of location and use and includes consideration of the following:

- Location of the site.
- Land use and relationship with the Melksham urban extension.
- Housing land supply.
- Provision of older persons accommodation.

### Location of the Site

**6.3** Core policy 1 of the local plan identifies Melksham as a market town, second in the overall settlement hierarchy and a location which can support additional development due to its facilities, services and employment opportunities. Core policy 2 of the local plan seeks provision of at least 42,000 homes between 2006 and 2026, setting out support for the re-use of previously developed land and this includes 2,240 in Melksham as outlined in core policy 14 of the local plan. Both the local plan (Core policy 45) and the neighbourhood plan (policy 6) seek to secure a range of housing types and size in accordance with the Strategic Housing Market Assessment.

**6.4** The principle of development on this site has already been established through the granting of planning permission for the Melksham urban extension in August 2008 under ref. 04/01895/OUTES, a site which was previously subject to an allocation under policy H6 of the West Wiltshire District Plan. Under this permission, the site is located within an area identified as a local centre.

**6.5** The planning history is a material consideration to which substantial weight should be assigned.

**6.6** The site is accessible by the road network and in close proximity to bus stops on Eastern Way which serve the surrounding area and these could be used by staff and visitors travelling to and from the proposed care home. The site is also located in proximity to a number of local facilities which could be used by staff and visitors. Notably, the site is immediately adjacent to the facilities within the local centre which include a convenience store and public house. It is therefore, a highly sustainable location.

**6.7** Having regard to the above, it is considered that the proposed development would represent an efficient use of land and would deliver an appropriate scale of development in an acceptable location adjacent to the settlement boundary for Melksham and within a wider urban extension. This was confirmed in the pre-app response which noted that:

*'The site is technically outside of but abutting the CP1 limits of development. The location is considered relatively sustainable given the proximity to Melksham. I have had an informal discussion with the Council's Spatial Planning Team Manager who considers that to all intents and purposes the site could be considered for inclusion within development limits through a boundary review in the event that an acceptable proposal for development is forthcoming, with the bypass being the defensible development limit boundary'.*

## Land Use and Relationship with the Melksham Urban Extension

**6.8** Under the outline permission the local centre was subject to a S106 agreement which noted that:

- The local centre shall include a Community Hall, Primary Healthcare Site (0.27ha) and a retail element (870sqm).
- A recycling facility is to be provided as part of the retail element of the local centre.
- If, after a period of 36 months of continuous marketing (as per the agreed marketing plan) the Primary Healthcare Site has not been sold or let for the proposed use, alternative uses will be permitted subject to necessary planning consents provided that in the event the Primary Healthcare Site cannot be disposed of, it is offered to the Melksham Area Community Development Trust Ltd on commercial terms to sell or lease for one month thereafter.

**6.9** Various changes since the original outline permission was granted have taken place and affect these clauses. These are discussed in further detail below.

### *Local Centre*

**6.10** Full planning permission was granted for the local centre in December 2014 under ref. 14/00211/FUL and this has been constructed and is now operational. This includes a retail element as required in the S106 agreement.

### *Community Hall*

**6.11** Reserved Matters were approved for the school in September 2013 under ref. W/13/00489/REM and this has been constructed and is operational. Under this reserved matters permission, it was accepted by Wiltshire Council that the community facility would be provided at the school instead of the local centre with the officer report confirming that:

*'The proposal differs from the original concept in the outline application by integrating the public hall required by the S106 agreement into the new school. As community use of new schools is encouraged, there is no objection to this concept being integrated into this reserved matters application, although any change in the requirements to the S106 will require variation of that agreement'.*

**6.12** As such, a Second Supplemental Agreement to the original S106 dated the 2nd October 2014 varied the clauses for community use. This included insertion of a new clause requiring:

*'Provisions of a community hall and changing rooms on the primary school land'.*

**6.13** It included a new definition for *'Community Hall'* and *'Community and Education Facilities Contribution'* which are as follows:

*''Community Hall' means a permanent building or part thereof on the primary school land to be used as a community hall to serve the development'.*

*''Community and Education Facilities Contribution' means the sum of eight hundred and twenty five thousand eight hundred and seventy one pounds (£825,871) payable to the Council in accordance with clause 8.1.7 towards the cost of community and education facilities and the New Primary School and for the avoidance of doubt shall include the provision of the Community Hall and the Changing Rooms'.*

**6.14** It also varied the clause regarding the local centre to read:

*'Provision of local centre with up to 870 sq. m of retail floor space and recycling facility'.*

**6.15** The officer report for the local centre permission confirms that:

*'The provision of a local centre is a requirement under the Outline approval to serve the community. However under a 2013 application a new dual use 2-form entry primary school in order to serve the new community at East Melksham was granted, including the provision of dual use community facilities, including a community hall. This meant that there would no longer be a need for a community hall as part of the local centre development'.*

**6.16** These variations mean that there is no longer requirement to provide a community hall on this site as provision for the Melksham urban extension has been made at the school and accepted by Wiltshire Council.

***Primary Healthcare Site and Recycling Centre***

**6.17** There is a current application pending determination under ref. PL/2023/03797 for the modification of planning obligations within the S106 agreement for 04/01895/OUTES relating to the local centre. This relates to the outstanding obligations for the provision of a Primary Health Care Facility and Recycling Facility.

**6.18** The S106 modification application runs concurrently to this application and confirms that for the Primary Healthcare Site, discussions have taken place with the BANES, Swindon and Wiltshire CCG and the Melksham and the Bradford on Avon Primary Care Network regarding the outstanding obligations. The Primary Care Network have confirmed that:

*'We consider there is no need for a medical centre on this site currently, and this is our expected position within the five year business plan. (Spa and Giffords surgeries already make the necessary provision for this location).*

*Any future medical facilities would be best provided on the other (West) side of the town'.*

**6.19** The original response can be seen at **Appendix 3**.

**6.20** It is noted that the proposed C2 use forms a type of medical facility by providing nursing and residential care for the frail elderly.

**6.21** Discussions have also taken place with the Wiltshire Council Waste and Recycling Team on the outstanding obligation for the recycling centre. These confirm that:

*'I have spoken with my colleagues, and they have advised that this is part of the historic S106 agreement as we do not provide recycling centres that are not HRCs. The service delivery plan has now changed and kerbside waste/recycling collections would be a suitable arrangement for the properties on this development'.*

**6.22** The original response can be seen at **Appendix 4.**

**6.23** As a result of these discussions, there is no prospect of the outstanding obligations regarding the Primary Health Care Facility and the Recycling Facility being fulfilled and these no longer serve a useful purpose. The concurrent application requests variation to the original S106 agreement to reflect this and is pending consideration.

**6.24** Having regard to the points discussed above, as the Community Hall has been delivered and as there is no longer a need for a Primary Health Care Facility or Recycling Centre, the original S106 clauses should not form a barrier to the proposed development. The proposed care home provides an opportunity for the site to be put to other beneficial use for the local community.

## Housing land supply

**6.25** At present, the Local Authority is unable to demonstrate a 5-year housing land supply, currently standing at 4.6 years according to the latest Housing Land Supply Statement (May 2023 – base date April 2022). The Council are therefore subject to the presumption in favour of sustainable development and paragraph 11 (d) of the NPPF applies. This advises that:

*'Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:*

*i The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type of distribution of development in the plan area; or*

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

**6.26** As such, when determining planning applications involving uses such as this, the Local Authority should apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposal when evaluated against development plan policy.

## Provision of older persons accommodation and site suitability

**6.27** Core Policy 46 of the local plan seeks to secure the provision of new homes in sustainable locations to meet the specific needs of vulnerable and older people. This includes provision of nursing accommodation and residential homes. It seeks to support such uses within and adjacent to the Principal Settlements and Market Towns where there is good access to services and facilities subject to:

- A genuine, and evidenced, need being justified.
- Facilities and services being accessible from the site.
- Environmental and landscape considerations not being compromised
- A scale and type that is appropriate to the nature of the settlement and that will respect the character and setting of that settlement.

**6.28** This location is adjacent to the settlement boundary for Melksham and forms a sustainable location with good access to local facilities and public transport services.

**6.29** The proposed use is a type which is appropriate for Melksham as a Market Town. Its location within an urban extension where the principal of development has already been established will ensure that it is appropriate to the nature of the settlement and that it will respect the character and setting of the settlement.

**6.30** Environmental and landscape considerations will not be compromised as a result of this proposal following the adoption of a sensitive design approach. Matters relating to scale, design, environmental and landscape considerations are discussed in further detail later on in this report.

**6.31** This application is accompanied by a need assessment prepared by Carterwood which demonstrates that there is a genuine need for the proposed care home. This document assesses a 5km catchment for the care home which is considered to be the area that future residents would come from. When moving into this type of accommodation, people will look for homes that allow them to stay in or as close to their local area and it is of course, beneficial for individuals with advanced needs to stay close to family and friends.

**6.32** The catchment area was reduced from 10km to 5km following comments received from Wiltshire Council at the pre-application stage.

**6.33** The key figures within the accompanying need assessment relate to the shortfall of en-suite / wet room beds as these are considered, in accordance with current regulations, to comprise 'market standard beds'.

**6.34** Within the 5km catchment, there is a current shortfall of 168 market standard beds, increasing to 259 by 2033. Incidence of dementia is also higher than the UK average for Chippenham and this is anticipated to increase.



**6.35** As such, there is a demonstrable unmet need in the catchment area and a pressing need for care home accommodation within the local area which this proposal seeks to address.

**6.36** The provision of care homes remains an important part of the overall care provision in the area and is particularly important for those with advanced needs such as dementia.

**6.37** The proposed care home will provide accommodation for those living with dementia and other complex physical needs, many who will sadly be in the last years of their life. Residents will require 24-hour specialist care and help and support in undertaking everyday tasks that many of us take for granted.

**6.38** The proposed facility allows individual residents to receive varying degrees of support and care and an on-site care team will be present 24-hours a day to help deliver this.

**6.39** Residents will benefit from a tailored care package, determined according to their individual needs. A wide range of care services will be provided by on-site staff 24-hours a day and by visiting medical professionals from local doctors' surgeries. There will also be a dedicated ambulance drop off / pick up space within the car park to assist with hospital trips where required.

**6.40** This scheme proposes a care home for nursing and residential care where the needs of residents will be advanced. As needs become more advanced, demand to utilise local services and facilities reduces due to resident's reliance on care and services provided on-site. Due to their complex needs, the majority of residents are highly unlikely to be able to leave the facility unaccompanied meaning there will be very limited demand from residents to travel independently.

**6.41** The site is accessible by the road network and in close proximity to bus stops on Eastern Way which serve the surrounding area and these could be used by staff and visitors travelling to and from the proposed care home. The site is also located in proximity to a number of local facilities which could be used by staff and visitors. Notably, the site is immediately adjacent to the facilities within the local centre which include a convenience store and public house. These are set out in the following table.

| Amenity | Name | Walking Distance (Metres) |
|---|---|---|
| ATM | Co-op Food | 60m |
| Supermarket/Food Store | Co-op Food | 60m |
| | Co-op Food | 1600m |
| Restaurant/Café/Public House | Ocean's Traditional Fish and Chip | 25m |
| | Water Meadow | 120m |
| | Noble House Chinese Takeaway | 30m |
| | The Pig and Whistle | 2000m |
| Hospital | Melksham Community Hospital | 1800m |
| Pharmacy | Gompels | 1500m |
| Doctor's Surgery | St Damians | 1900m |
| Place of Worship | St Andrew's Church | 1800m |

**Above: Local facilities in the vicinity of the site**

| Bus Number | Operator | Bus Stop | Destination | First Bus (Weekday) | Last Bus (Weekday) | Weekday Peak Frequency | Saturday Frequency | Sunday Frequency |
|---|---|---|---|---|---|---|---|---|
| 14 | Frome Bus | Eastern Way (Cranesbill Road) | Melksham Asda | 13:56 | 17:51 | 1 in PM Peak | 1-2 per hour between 13:00 and 17:00 | N/A |
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| 15 | Frome Bus | Eastern Way (Cranesbill Road) | Melksham Asda | 10:19 | 12:19 | 2 per day | 2 per day | N/A |

**Above: Public transport services in the vicinity of the site**

**6.42** As such, the site has access to a range of services as required by policy and does form a sustainable location in accordance with policy.

**6.43** The area available on site allows for the provision of attractive resident gardens. This is particularly important considering that many residents will not be able to leave the home unaccompanied and the wide ranging benefits associated with access to outdoor space, as demonstrated during the Covid19 pandemic. Providing an attractive and stimulating environment for residents on their doorstep is vital to their overall health and wellbeing.

**6.44** Overall, there are significant social benefits arising from a care home proposal, including significant savings to the NHS as a result of removal of 'bed blocking' within hospitals and reduced falls at home, improved wellbeing and a reduction in loneliness.

**6.45** It is also important to note the wide-ranging health and wellbeing benefits that can occur when someone moves into specialist care accommodation, improving their overall quality of life. In particular, residents benefit from a wider range of social interactions and access to events on-site which include consideration of their individual needs. Importantly, residents have access to the specialist care that they need.

**6.46** A further benefit of this type of accommodation is the potential to free up existing homes owned by older people who require specialist care, releasing them back into the market for family accommodation.

**6.47** With respect to the contribution of this proposal towards the housing shortfall, the NPPG advises that Local Planning Authorities can count housing provided for older people, including uses within Class C2, as part of their housing land supply (Paragraph 035, Reference ID 68-035-20190722). Based on the Housing Delivery Test calculation, which applies a 1.8 ratio for communal accommodation including care homes, the proposed 71-bed care home would provide for the equivalent of 39 new dwellings in the borough. This should be assigned significant weight.

### Conclusion on Principle of Development

**6.48** In light of the matters discussed above, this proposal would deliver much-needed care beds in an area where there is an identified need for them. The site is located within a sustainable location and the proposals are of a suitable size and type for Melksham. This proposal is therefore, considered to comply with core policy 1, 2, 14, 45, 46 and 60 of the Wiltshire Core Strategy; saved policy I3 of the West Wiltshire District Plan 1st Alteration; policy 1, 6, and 11 of the Joint Melksham Neighbourhood Plan; and chapter 5, 8 and 11 of the NPPF.

**6.49** The planning balance is addressed further detail in section 7 below however it is considered that **significant weight** should be applied to the following **significant social benefits:**

- The delivery of 71 care beds within Class C2 in response to a significant unmet need within the local area.
- Significant savings to the NHS, as a result of reduced 'bed blocking' within hospitals and falls at home, improved wellbeing and a reduction in loneliness for local people.
- A considerable contribution of 39 units to the 5YHLS contributing to housing delivery in an area where there is a presumption in favour of sustainable development. The provision of care accommodation would also free up housing elsewhere in the district.



## Other Material Considerations

**6.50** The principle of development is supported by the development plan and the remainder of this chapter examines material planning considerations to demonstrate that in all other regards the proposal conforms with the policy framework including the development plan and the NPPF. Namely, these considerations relate to;

- Design;
- Access and Parking;
- Landscape, Trees and Ecology;
- Drainage; and
- Ground Conditions.

**6.51** The following sections explore each of these in further detail.

### Design

**6.52** The design approach is set out in the Design and Access Statement which accompanies the planning application. This provides an analysis of the site context and should be referenced in full. In brief, however, the design approach demonstrates that the proposal represents a high standard of design which respects the local context, meets all relevant standards and provides a high-quality design approach which will enhance the visual appearance of this site.

**6.53** Core Policy 57 of the local plan and policy 18 of the neighbourhood plan require development to adhere to the principles of urban design and sustainability in order to achieve a high quality of development.

**6.54** Overall, the design approach has been carefully considered drawing on a review of previous permissions for the wider urban extension alongside an understanding of the site's context. The proposed care home has been designed to respect the local character of its surroundings.

**6.55** The layout has been refined since the pre-application stage with the proposed care home set within a 'T' shaped footprint. It is set away from the frontage along Verbena Court behind the proposed car park with some new trees positioned along the frontage. The entrance is positioned in front of the site access to ensure clear legibility for visitors and this connects through to a communal café that opens out onto the rear garden. There are 21 bedrooms at ground floor level and most of these will have direct access to a private patio area. 24 bedrooms are located at first floor level and 26 at second floor level.

**6.56** A variety of communal spaces are provided to encourage activities and to provide choice for residents. Each of the upper floor day spaces have an external terrace to provide outdoor access for all residents. Assisted bathrooms and nurse's stations are provided on each floor to provide care with ease.

**6.57** Services and back of house accommodation are positioned within the wing to the north of the car park and include a commercial kitchen, plant room, laundry and staff facilities.

**6.58** The proposed care home extends to 3-storeys in height and this is considered to be entirely appropriate here given the 3-storey height of the neighbouring local centre and the distance retained between the closest residential properties. Within the care home, the accommodation at second floor level is partially within dormer to add visual breaks to both the eaves and the wider roof scape and to reduce the height as much as possible.





**6.59** In the first pre-application response, the Council noted that a more commercial style would be appropriate however the second pre-application response confirmed that a more residential style would be preferred. Given the nature of the proposed use, a residential style is considered to be the best approach for the proposed development, providing a homely environment for residents and complementing the surrounding residential properties along Cranesbill Road and Snarlton Lane. This approach also helps to lower the eaves of the building, reducing its overall scale.

**6.60** Articulation is provided through the use of pitched roofs, dormer windows, gable features and projecting bays and an interesting and varied palette of materials is proposed including multi brickwork, white brickwork, grey cladding and natural slate. The proposed care home is set on a masonry base with lighter render above. Gables comprise brick and render and vertical timber bays are proposed at the entrance to provide further visual interest.

**6.61** The design approach seeks to respond to the residential character of the wider urban extension. The result is a highly attractive scheme that responds to the commercial requirements of a care home and that will provide a high quality standard of accommodation for residents. The proposal makes effective use of the space that is available.

**6.62** The care home has been designed with the many different needs of the residents in mind. Various living rooms, dining rooms, a hair and beauty salon, an activity room, a cinema and a quiet

space provide high quality amenity space for all resident's needs, promoting interaction and a sense of community. The design of the care home will look to be in excess of current CQC expectations and communal spaces will be provided throughout the development to provide choice and flexibility in use and operation.

**6.63** In terms of sustainability, the building strategy is to provide a high thermal mass internally by employing masonry walls and concrete plank floors in a repeated plan format to transfer all loads straight through masonry walls and eliminate the need for structural steelwork. Consideration has been given to renewable energy and there is an option to provide solar PV panels and heat pumps to provide on-site energy generation and to reduce reliance on gas boilers. The final sustainability solution will however, be determined at the detailed design stage.

**6.64** Overall, this proposal seeks to deliver a 71-bed care home which can be comfortably accommodated in this location.

**6.65** Having regard to the above, the proposal is considered to comply with core policy 41, 51, 52, 57 of the Wiltshire Core Strategy; policy 1, 18 of the Joint Melksham Neighbourhood Plan; the Residential Design Guide SPD; Design Guide Principles; chapter 5, 8, 11, 12, 15, and 16 of the NPPF; and the National Design Guide.

## Access and Parking

**6.66** A Transport Statement prepared by Royal Haskoning DHV is submitted alongside the planning application, and should be referred to in full.

**6.67** Access is proposed from Verbena Court and this has been agreed with Wiltshire Council's Highway Development Control Team in previous discussions. An existing access is in place in the form of a dropped kerb and the proposed care home access will be located further to the south and offset from this existing access. Access will form a 5.5m wide carriageway.

**6.68** Maximum parking standards are set out in the Wiltshire Local Transport Plan 2011-2026. For C2 Residential Institutions, these require:

- 1 space per 4-beds
- 1 space per 2 members of staff.

**6.69** Based on these standards, the following would be required:

- 18 spaces (1 space per 4-beds).
- 12 spaces (1 space per 2 members of staff based on 1 staff member per 3 residents).
- Total maximum standard of 30 spaces.

**6.70** It is noted that residents are highly unlikely to have their own car or be able to drive due to their advanced needs. Parking provision will therefore be for staff and visitors only.

**6.71** 24 car parking spaces are proposed incorporating 1 electric vehicle charging space, 2 accessible spaces and 1 emergency bay. A parking accumulation assessment has been undertaken and confirms that the proposed number of spaces are sufficient to meet the needs of the proposed care home. Based on the anticipated trip rates, the maximum car parking demand would be between 13:00 and 14:00 where 15 spaces would be occupied. This represents 65% of the car parking capacity and allows for a buffer to accommodate staff changeover.

**6.72** Cycle parking standards are set out in the Wiltshire Local Transport Plan 2011 – 2016. For C2 Residential Institutions, these require:

- 1 covered space per 12 employees.
- 1 space per 20 beds for visitors and residents.

**6.73** Based on these, the following would be required:

- 2 covered spaces (1 covered space per 12 employees).
- 5 spaces (1 space per 20 beds for visitors and residents).

**6.74** It is noted that the nature of the proposed care home is such that residents would be considered as non-mobile.

**6.75** 10 cycle parking spaces are proposed in the form of 5 Sheffield stands. 4 will be covered and secure to provide long-term cycle storage for staff and the remaining spaces will be positioned adjacent to the main entrance for visitors. This exceeds the cycle parking requirements.

**6.76** The site also benefits from good access to public transport services which could also be used by staff and visitors.

| Amenity | Name | Walking Distance (Metres) |
|---|---|---|
| ATM | Co-op Food | 60m |
| Supermarket/Food Store | Co-op Food | 60m |
| | Co-op Food | 1600m |
| Restaurant/Café/Public House | Ocean's Traditional Fish and Chip | 25m |
| | Water Meadow | 120m |
| | Noble House Chinese Takeaway | 30m |
| | The Pig and Whistle | 2000m |
| Hospital | Melksham Community Hospital | 1800m |
| Pharmacy | Gompels | 1500m |
| Doctor's Surgery | St Damians | 1900m |
| Place of Worship | St Andrew's Church | 1800m |

**Above: Local facilities in the vicinity of the site**

| Bus Number | Operator | Bus Stop | Destination | First Bus (Weekday) | Last Bus (Weekday) | Weekday Peak Frequency | Saturday Frequency | Sunday Frequency |
|---|---|---|---|---|---|---|---|---|
| 14 | Frome Bus | Eastern Way (Cranesbill Road) | Melksham Asda | 13:56 | 17:51 | 1 in PM Peak | 1-2 per hour between 13:00 and 17:00 | N/A |
| | | Snowberry Lane | Melksham Asda | 09:56 | 17:51 | 1 in PM Peak | 0-2 per hour | N/A |
| 15 | Frome Bus | Eastern Way (Cranesbill Road) | Melksham Asda | 10:19 | 12:19 | 2 per day | 2 per day | N/A |

**Above: Public transport services in the vicinity of the site**

**6.77** Delivering and servicing will take place on site. The accompanying Transport Statement includes swept path analysis to show that this is feasible. A refuse store is provided on site in a position that is easily accessible to refuse collection vehicles from the refuse collection area. It is anticipated that there would be no more than 1 service delivery vehicle arrival and 1 departure occurring during any hour of a typical day and these are not considered to have a material impact on the highway network. Deliveries would be managed by an on-site member of staff.

**6.78** It is anticipated that the proposed care home will generate 11 two-way trips in the AM peak travel period and 5 two-way trips in the PM peak travel period. This equates to 1 vehicle movement on average approximately every 5 to 12 minutes during the AM and PM peak hours. Over the course of a 12-hour day, a two-way total of 119 vehicle movements to / from the site are predicted, incorporating 57 arrivals and 62 departures. These represent an acceptable number of trips which are not considered to give rise to harm the local highway network.

**6.79** For servicing vehicles, it is anticipated that the site would attract a total of 7 vehicle arrivals over the course of a typical weekday (07:00-19:00).

**6.80** The NPPF sets out the Governments planning policies for England and notes that:

*'Development should only be prevented or refused on transport ground where the residual cumulative impacts of development are severe'.*

**6.81** In accordance with the NPPF it has been demonstrated that proposals will not result in a severe residual transport impact.

**6.82** Having regard to the above, the proposal is considered to comply with core policy 3, 14, 41, 46, 55, 57, 60, 61, 62 and 64 of the Wiltshire Core Strategy; saved policy I3 of the West Wiltshire District Plan 1st Alteration; policy CR1 of the West Wiltshire Leisure and Recreation DPD; policy 1, 8, 11 and 18 of the Joint Melksham Neighbourhood Plan; chapter 9 of the NPPF; and the National Design Guide.

## Landscape, Trees and Ecology

**6.83** The application is supported by the following documents prepared by TLP:

- Landscaping Plan.
- Preliminary Ecological Appraisal.
- Biodiversity Net Gain (BNG) Assessment.
- Tree Survey, Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement (AMS).

**6.84** The site will be enhanced through the provision of a high-quality landscaping scheme. This will consist of new tree planting as well as native and ornamental planting, as shown on the submitted landscaping scheme. This has considered the existing context and views of the site with the intention of creating an attractive setting for the new building, whilst also providing attractive usable garden spaces for future residents.




**Landscape Plan**

***Ecology and Biodiversity Net Gain***

**6.85** In terms of ecology, the submitted Preliminary Ecological Appraisal incorporating a water vole survey undertaken by TLP concludes that the value of the site to wildlife is lower at the Parish scale. The site has been assessed and has potential to support reptiles, breeding birds and foraging bats.
A summary is as follows:

- **Water Vole:** No evidence of water voles was found during the survey and this was undertaken due to the proximity of the site to the off-site brook. The site itself and the section of ditch in close proximity to the site is assessed as being of negligible value for this species and the site boundary is over 15m from the watercourse at its closest point. Given the lack of water vole evidence during two survey visits and low suitability of this ditch for this group, the impact of the development is therefore considered to be neutral.
- **Great Crested Newt**: The absence of ponds within the site, within 100m or 250m of the site boundary suggests that there is no reasonable likelihood of great crested newts being present. The value of the site for this species if negligible and the impact of the proposed development is neutral.
- **Reptiles**: The site has limited potential to support reptiles due to the character of habitats recorded. The changes of reptiles colonising the site are low and the value of the site for this species is considered to be is negligible to Lower at the Parish scale. The impact of the proposed development is neutral subject to the delivery of precautionary mitigation to exclude reptiles from the proposed development site.
- **Birds**: The grassland within the site is likely to be used by common breeding bird species for foraging. The site does not offer opportunities for ground nesting birds. It is considered that the value of the site to breeding birds is lower at the site only scale. The habitats with the greatest value are the wooded belt and hedgerow which are located off site and which will be retained. The impact of the proposed development is considered to be neutral and avoidance measures are suggested if the wooded belt or hedgerow require trimming or management works.
- **Wintering Birds**: There are no habitats present on site which might support significant populations of wintering birds, although the site does offer some limited foraging potential for small numbers of common species. The site is considered to be of Negligible value for this group.
- **Dormice:** The hedgerows and wooded belt at the eastern boundary provide some potential value for dormice but are isolated from suitable dormice habitat within the local area with no colonisation activity. These features are not being impacted by the development and the site is considered to be of negligible value for this species with the impact of the proposed development neutral.
- **Terrestrial Mammals including Badgers**: The off-site wooded belt and hedgerow did offer some cover for sett creation; however, no push-throughs were found entering or exiting these habitats at the time of the survey. The site provides suitable foraging opportunities for terrestrial mammals. The site is considered at present to be of negligible value for this species and the impact of the proposed development is neutral.
- **Bats - Roosting**: There are no mature trees or buildings on the site and the site consequently offers negligible roosting potential for bats. The impact of development upon roosting bats is considered to be neutral.
- **Bats – Foraging and Commuting**: Based on the evidence gained during the Phase 1 surveys, the site is likely to be predominantly used for commuting and foraging purposes by relatively common and widespread bat species. The rough grassland habitat beside the stream is likely to be of some importance in this regard; however, street lighting along Eastern Way and light-spill of adjacent developments mean that the site itself is unlikely to provide an important foraging resource. The value of the site to foraging and commuting bats is considered to be lower at the site only scale. The potential for lighting from the proposed development to adversely impact upon bats moving along the watercourse should be considered in the design, and light spill avoided, in order to deliver a neutral impact.

**6.86** The report concludes that no further surveys are required and suggests avoidance, mitigation and enhancement measures.

**6.87** As well as the retention and protection of existing trees and vegetation, the site will be enhanced through the provision of a high-quality and extensive landscaping scheme. This will consist of new tree planting as well as native and ornamental planting, as shown on the submitted landscaping scheme. This has considered the existing context and views of the site from neighbouring properties with the intention of creating an attractive setting for the new building, whilst also providing attractive usable garden spaces for future residents.

**6.88** The accompanying Biodiversity Net Gain Assessment in accordance with the DEFRA Metric 4.0 provides full detail. Accordingly, and given the various benefits of the proposal as previously discussed, the proposed care home will help to deliver the aims of the NPPF and the applicant would be willing to discuss the best approach to biodiversity net gain in further discussions with the LPA during the course of the planning application.

**6.89** Having regard to the above, the proposal is considered to comply with core policy 50, 51, 52 and 57 of the Wiltshire Core Strategy; saved policy C40 of the West Wiltshire District Plan 1st Alteration; policy 1, 12, 13, 16, 17 and 18 of the Joint Melksham Neighbourhood Plan; the Residential Design Guide SPD; Design Guide Principles; chapter 8, 12 and 15 of the NPPF; and the National Design Guide.

## Drainage

**6.90** The application is accompanied by a Drainage Strategy prepared by Ridge.

**6.91** This document confirms that the majority of the site is within Flood Zone 1. Along the North West edge of the site there is an area of Flood Zone 2 and 3 which comes up to and in some places crosses the site boundary line. Based on a site visit and levels however, it is likely that modelling undertaken to determine the flood zones has taken a 5m grid of levels which does not accurately represent the boundary of the site.

**6.92** Foul water will be disposed of via an existing connection. The proposals will result in an increase in foul water volume and peak flow to the public foul sewer water network however it is not anticipated that this uplift will cause an issue for the existing sewer network. Wessex Water have confirmed that there is capacity to accommodate this.

**6.93** Infiltration testing has been undertaken and indicates that the underlying soils are unsuitable for infiltration. Discharge of surface water via infiltration based SuDS is therefore, not feasible. As a result, surface water will be temporarily stored on site and this is likely to be by geocellular tanks and permeable paving. There are options for the discharge of surface water subject to discussions with the LLFA. The first option is to divert surface water from the proposed development towards the north of the site where it will discharge into the existing ditch via a headwall, ditch and culvert. The second option is to discharge surface water into the existing surface water sewer network.

**6.94** The proposed permeable paving and below ground geocellular storage tanks along with the surface water network are designed to accommodate the 1 in 100 year + 40 % events. The total volume of attenuation to accommodate this is 163 sq. m.

**6.95** The scheme proposes an increase in impermeable area by 58% and the site is proposed to be restricted to the greenfield run off rate of 1.7l/s during all storm events.

**6.96** The Proposed Development would therefore create no increase in flood risk associated surface water flooding within the vicinity of the site.

**6.97** Having regard to the above, this proposal is considered to comply with core policy 3, 67 and 68 of the Wiltshire Core Strategy; saved policy UIa of the West Wiltshire District Plan 1st Alteration; policy 1, 3 and 8 of the Joint Melksham Neighbourhood Plan; and Chapter 14 of the NPPF.

## Ground Conditions

**6.98** A ground investigation report, prepared by Ridge has been undertaken and should be referred to in full.

**6.99** This risk assessments undertaken conclude that there are not considered to be any significant sources of contamination that may impact the site and its associated receptors. A Watching Brief should be maintained during ground penetrating activities to cover any unidentified areas of contamination.




Drainage Strategy

**6.100** Having regard to the above, the proposal is considered to comply core policy 56 of the Wiltshire Core Strategy; and chapter 15 of the NPPF.

## Noise

**6.101** A noise assessment, prepared by Hawkins Environmental has been undertaken and should be referred to in full.

**6.102** The study has shown that based on the surrounding environment, the site is considered a 'low risk' site under the ProPG: Planning and Noise Professional Practice Guidance. The noise levels recorded when applied to the noise exposure hierarchy indicate that noise must be considered, mitigated and reduced to a minimum.

**6.103** Using the guidance and calculation methods contained within BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings', it can be shown that the recommended maximum internal noise levels for each room can be achieved through the provision of suitable glazing and ventilation. The proposal will therefore include appropriate glazing and ventilation.

**6.104** Consideration is also given to noise within the external amenity areas. The report concludes that suitable noise levels can be achieved in gardens meaning that all residents will have access to quiet external amenity space.

**6.105** The report concludes that noise should not be a constraint to the development of the site for a care home. As such the proposal minimises noise levels to an acceptable level and the development will not have an unacceptable adverse impact upon the living conditions of future occupiers and users of the development in accordance with core policy 57 of the Wiltshire Core Strategy; policy 18 of the Joint Melksham Neighbourhood Plan; and Chapter 15 of the NPPF.

# The Planning Balance

7

**7.1** On the basis of the analysis set out in the above section, it is considered that the proposed development comprises sustainable development in the context of the policies set out within the NPPF and accords with the Development Plan.

**7.2** In summary, the proposal is considered to give rise to:

## Social Benefits

**7.3** There is a demonstrable need for market standard beds in the local area which this proposal seeks to address. This is demonstrated in the submitted Care Need Assessment. This proposal provides an opportunity to enhance provision with the borough, ensuring that there are enough care beds for local people within the 5km catchment area that the proposed care home will serve.

**7.4** It is also noted that the provision of care beds contributes to overall housing land supply (the equivalent of 39 dwellings in this case) and the release of family accommodation in the open market. This is of particular importance given the current lack of a 5-year housing land supply in the Council area and the presumption in favour of sustainable development which applies.

**7.5** There are further social benefits in the form of savings to the NHS as a result of 'bed blocking' within hospitals and reduced falls at home in addition to improved wellbeing and a reduction in loneliness for residents

**7.6** It is considered that **significant weight** should be assigned to the wide-ranging social benefits of the scheme.

## Environmental Benefits

**7.7** The site is located in a sustainable location, within walking distance of local amenities and accessible by non-car modes.

**7.8** The proposal comprises a well-designed and high-quality building, which is entirely appropriate to its context in terms of urban form and materials. The building is of a scale that responds to the surrounding area and respects the amenity of neighbouring properties. Residential amenity of both existing and proposed residents is protected and a high-quality building is proposed for this location.

**7.9** It is considered that **significant weight** should be assigned to the wide-ranging environmental benefits of the scheme.

## Economic Benefits

**7.10** The proposed development will result in short-term construction jobs and a subsequent uplift in general productivity within the local area.

**7.11** Circa 70 (53 FTE) long-term jobs will be associated with the care home in addition to further indirect jobs in a range of positions including administration, management, care and maintenance.

**7.12** It is considered that **significant weight** should be assigned to the wide-ranging environmental benefits of the scheme.

**7.13** The proposed use is acceptable in principle in this location and the technical assessment work

undertaken in support of the application confirms that there are no other material considerations which suggest any harm would outweigh the benefits of the proposed development. The benefits are extensive and weigh heavily in favour of the scheme.

**7.14** On this basis, and taking into account the significant benefits arising from the scheme, it is respectfully considered that planning permission should be granted.

# Consultation Leaflet

# Appendix 1

## An opportunity to express your views on the provision of a care home on land at Verbena Court, Melksham.



### Frontier Estates are consulting the community on their proposals to provide a new care home on land at Verbena Court in Melksham.

Frontier Estates are a leading developer in the care home sector.

We would welcome any feedback that you may have, as we finalise our proposals and prepare to submit a planning application this year.

Our vision is to deliver a high-quality scheme, comprising a 71-bedroom care home for the elderly. To find out more about our plans, please visit our website (link provided below), where you can also leave your comments.

**www.gillingsplanning.co.uk/melksham**

If you do not have access to the internet, please feel free to call us instead. Thank you.

FRONTIER Care

### We welcome your views

We value the views of the local community and would like to know what you think of our proposals.

Please provide your feedback, ideally by 30th June.

**https://www.surveymonkey.co.uk/r/SMYVTHR**

Alternatively, please get in touch using the contact details below.

Contact: Kate Chapman kate@gillingsplanning.co.uk 02382 358876 / 02382 358855

### What are we proposing?

This proposal seeks to deliver care accommodation for the elderly in the form of a 71-bed care home.

The proposed accommodation will exceed Care Quality Commission (CQC) standards with all residents provided with spacious, en-suite bedrooms. Communal facilities in the form of dining rooms, lounges, an activity room, a hair and beauty salon, a cinema, café and terraces will be provided throughout and each floor will benefit from a nurse's office, a medical store and an assisted bathroom to ensure that residents can access the care they need with ease.

### The Proposed Design and Layout

The proposed care home will be set within a 3 storey building positioned broadly centrally within the site. The care home will be of a 'T' shape design with gardens and amenity space for residents located to the north east and east with additional landscaped areas surrounding the perimeter of the site. The car parking area will remain to the front of the building

Further information, including drawings of what the care home will look like, are available on the consultation website.

### Proposed Site Layout






Site Location courtesy of Google Maps

### What benefits will it bring to the area?

The development will meet a need for high quality elderly care accommodation in the area, releasing existing housing stock back onto the market and will provide new jobs at a range of levels for the local community.

**We look forward to receiving your comments.**

Contact: Kate Chapman kate@gillingsplanning.co.uk 02382 358876 / 02382 358855

# Consultation Website

# Appendix 2

Gillings Planning

FRONTIER

HOME | THE SITE | THE PROPOSED DEVELOPMENT | YOUR COMMENTS

LEAVE FEEDBACK



**Verbena Court**
*Melksham*

## Welcome

**Welcome to our public consultation**

Thank you for taking the time to visit this consultation website which provides information on the emerging proposals for the development of a new care home on Land at Verbena Court, Melksham.

Frontier Estates Ltd are a leading developer in the care home sector with extensive experience of delivering nursing and residential care accommodation for the elderly. Frontier deliver carefully designed healthcare facilities that offer the highest level of care, service and flexibility for residents.

In order to respond to an identified need within the local area, this proposal seeks to deliver a high-quality care facility by delivering 71 ensuite bedrooms, communal facilities, attractive and usable garden space and car parking.

We are keen to share our emerging proposals with the local community and invite you to provide any feedback that you may have using the online survey. Your comments will help to shape the preparation of a planning application which we plan to submit shortly.

Please explore the tabs above to learn more about the proposals and use the contact details provided at the bottom of the page if you would like to discuss this further.

Feedback can be provided via the 'Your Comments' tab.

We look forward to hearing from you.

### We welcome your views

**We value the views of the local community and would like to know what you think of the proposals.**

LEAVE FEEDBACK

NEXT

Gillings Planning

kate@gillingsplanning.co.uk
02382 358 855

2 Wessex Business Park
Colden Common
Winchester
Hampshire
SO21 1WP

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FRONTIER

HOME | THE SITE | THE PROPOSED DEVELOPMENT | YOUR COMMENTS

LEAVE FEEDBACK



**Verbena Court**
*Melksham*

## The Site

The site is broadly triangular in shape, totalling c. 0.35ha, and comprises of vacant (grassed) land. There is an existing dropped kerb bell-mouth access to the site, on its western boundary (where access is taken off the parking area to Verbena Court, and Cranesbill Road).



Figure 1: Location Plan



Figure 2: Aerial shot (courtesy of Google images)

Immediately to the west of the site is the Cranesbill Road Local Centre ("Verbena Court"), comprising retail units with residential above (across a total of three-storeys), and a pub (The Water Meadow).

To the north is an area of public open space (serving the wider residential area), with an area of housing (Snariton Lane) beyond that. Forest & Sandridge Primary School is to the north west.

Immediately to the east the site is bound by Eastern Way, which forms the bypass / relief road for Melksham. That boundary is comprised of planting, including trees and shrubs.

The site is located within close proximity to Melksham town centre and benefits from access to public transport services. The town centre offers a number of services, amenities and facilities, including healthcare centres, churches, community centres, a library, restaurants and convenience stores. The site also has easy access to a number of local shops located within Verbena Court itself which include a co-op.

PREVIOUS

NEXT

### We welcome your views

**We value the views of the local community and would like to know what you think of the proposals.**

LEAVE FEEDBACK

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HOME | THE SITE | THE PROPOSED DEVELOPMENT | YOUR COMMENTS

LEAVE FEEDBACK



**Verbena Court**
*Melksham*

# The Proposed Development

***What are we proposing?***

We are proposing a 71 bed care home to deliver much-needed nursing and residential care accommodation for the people of Melksham.

The proposed care home building will be built in a 'T' shape design, positioned broadly centrally within the plot, with main garden areas located to the north east and east and additional landscaping surrounding the perimeter of the site.

Vehicle access is proposed off of Verbena Court itself which is accessed from Cranesbill Road. This will lead to a 24-space car park, including 2 accessible spaces.




Site Plan

The proposed building is 3 storeys in height which is reflective of other property heights within the surrounding area. The second-floor accommodation is partially within the roof space with windows part dormered, maintaining the height of the elevations.

The overall massing of the care home will be broken up by changes in heights to the ridge lines and depths of bays along the elevations. A variety of materials will be used to draw on the local vernacular style whilst introducing variation across the elevations.



Proposed Elevations

The home will provide 71 en-suite bedrooms which will exceed Care Quality Commission (CQC) standards and will be designed with many different needs in mind across the three floors (21 rooms at ground floor, 24 rooms at first floor and 26 rooms at second floor).

The rooms will be provided along with a a variety of day spaces, such as lounge and dining areas for the residents as well as a cinema, hair and beauty salon and a café, all of which will promote interaction and provide a sense of community. Each floor will also benefit from a nurse's office, a medical store and an assisted bathroom to ensure that residents can access the care they need with ease.

As would be expected in purpose-built care homes, lifts will provide access to all floors.



Ground Floor Plan



First Floor Plan



Second Floor Plan

The remainder of the site will provide garden space for residents. Attractive landscaped gardens will provide high quality outdoor space for residents to enjoy. This will include a range of spaces to provide variation and interest.

**What key benefits will the proposal bring to the area?**

The proposal will bring the following significant benefits to the local area:

- Making effective use of a site which has previously been accepted for development by Wiltshire Council in the approval of the outline scheme in 2008.
- The proposal will make use of a site which has remained derelict since the 2008 outline scheme consent and will finally complete the Local Centre.
- Meeting an identified need for elderly, nursing and dementia care accommodation within Melksham. In turn, this will lead to the freeing up of family homes and significant savings to the NHS through reduced bed blocking in hospitals, reduced falls at home, improved wellbeing and a reduction in loneliness.
- A contribution equivalent to 39 homes to the overall housing land supply for Melksham.
- Economic benefits through employment opportunities and additional spending at the construction and operational stages.

PREVIOUS

NEXT

## We welcome your views

**We value the views of the local community and would like to know what you think of the proposals.**

LEAVE FEEDBACK

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HOME | THE SITE | THE PROPOSED DEVELOPMENT | YOUR COMMENTS

LEAVE FEEDBACK



**Verbena Court**
*Melksham*

# Your Comments

**We value the views of the local community and would like to know what you think of the proposals.**

We have prepared a digital questionnaire to make it quick and easy for feedback to be provided. This should take just a couple of minutes to complete. We would be grateful if you could send us your feedback using the questionnaire, ideally by 14th July 2023.

The questionnaire can be accessed by clicking here.

Should you wish to discuss this further, please contact Kate Chapman of Gillings Planning by email via kate@gillingsplanning.co.uk or by calling 02382 358 855.

PREVIOUS

## We welcome your views

**We value the views of the local community and would like to know what you think of the proposals.**

LEAVE FEEDBACK

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02382 358 855

2 Wessex Business Park
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Winchester
Hampshire
SO21 1WP

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# Response from Melksham and Bradford on Avon Primary Care Network

# Appendix 3

**Melksham and Bradford on Avon Primary Care Network**

26th October 2022

**Land at Verbena Court**

Dear Wiltshire Council

Melksham and Bradford Primary Care Network, representatives of;

Giffords Surgery
Spa Medical Practice
Bradford on Avon & Melksham Health Partnership
and ICS (BANES, Swindon & Wiltshire)

We consider there is no need for a medical centre on this site currently, and this is our expected position within the five year business plan. (Spa and Giffords surgeries already make the necessary provision for this location)

Any future medical facilities would be best provided on the other (West) side of the town.

Yours sincerely

*Janice Patrick*

Dr Janice Patrick
Clinical Director

Bradford on Avon & Melksham Health Partnership
Station Approach
Bradford on Avon
BA15 1DQ
Telephone: 01225 866611

# Response from Wiltshire Council Waste and Recycling Team

# Appendix 4

**Laura Grimason**

**From:** wasteandrecycling <wasteandrecycling@wiltshire.gov.uk>
**Sent:** 21 December 2022 13:03
**To:** Collins, Gen
**Subject:** RE: Land at Verbena Court, Melksham

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Good Afternoon

Thank you for your email.

I have spoken with my colleagues, and they have advised that this is part of the historic S106 agreement as we do not provide recycling centres that are not HRCs. The service delivery plan has now changed and kerbside waste/recycling collections would be a suitable arrangement for the properties on this development.

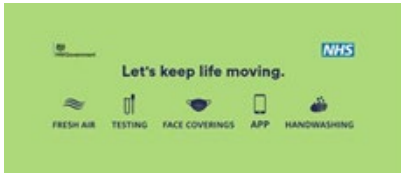
Kind Regards

**Katy Harrington**
**Waste Technical Officer**
Waste and Recycling

Tel: 0300 456 0100
Email: wasteandrecycling@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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1

**From:** Collins, Gen <Gen.Collins@wiltshire.gov.uk>
**Sent:** 22 November 2022 12:09
**To:** wasteandrecyclingwest <wasteandrecyclingwest@wiltshire.gov.uk>
**Subject:** Land at Verbena Court, Melksham
**Importance:** High

Hi folks

I have a pre-app on the remaining land leftover from the melksham east urban extension (shown outlined red on snip below).




This land was allocated for local centre with recycling facility and a Medical centre. The local centre has been built out without recycling facilities. This pre-app seeks to put a carehome on the remainder of the site. The s106 requires a recycling facility here (as part of the local centre) but with the carehome would be no space leftover to provide this facility. There has been no evidence of interest or any plans to put a recycling facility here. The agent says that the clients were told by the landowners that discussions were had with Wilts Council who said that the Council no longer required recycling facilities as such but instead want kerbside collection instead. Could you confirm therefore whether it is the case that kerbside collection is now preferable to a recycling facility or would one still be required here? Would contributions to kerbside collection be sufficient?

Many thanks
Gen

**Gen Collins LLB (hons) MA MRTPI**
**Senior Planning Officer (Central Team)**

2

**For further information contact**
Laura Grimason
lauragrimason@gillingsplanning.co.uk

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Planning