

Planning Statement



In support of application

519 Green Lane,
Ilford, IG3 1XL

November 2016

SITE AND SURROUNDINGS

The application site is a corner site on the northern side of Green Lane between Green Lane and Granton Road.

The site formerly used as a petrol filling station (with underground tanks) and since then care home applications and a hotel application is approved and the constructions is well underway.

The application site is on the boundary of Goodmayes Local Centre. 'The Lord Napier' vacant public house borders the site to the east and there are residential properties to the north.



PROPOSAL

Retention of the building as built. Change of use to 45 bedroom care home (C2 – Residential institutions).

DETAILS OF PROPOSAL

The proposed care home will be for individuals with learning disabilities for children and young adults.

The facility will be Ofsted regulated and comply with the Care Standards Act 2000 and the Children and Young People regulations 2015.

The proposal proposes minor external changes to the approved and nearly completed scheme 1663/11 and a change of use to the 45 bedroom care home.

The building will provide two car lifts and sixteen car parking spaces including two disabled spaces within the basement.

There will be an undercroft pick-up and drop-off area on the ground floor.

There will be seven Sheffield style cycle parking on the ground floor along the Green Lane frontage.

There will be further sixteen cycle parking within the basement.

The whole floors are accessible via lift and staircase.

Proposal will provide a main entrance from the Green Lane and a secondary entrance from the Granton Road.

The maximum number of staff will be 14 at one time; up to 48 staff in total will be in total (full and part time), working in 3 shifts, providing 24 hours coverage.

PLANNING HISTORY

0882/97 ADVERT APPLICATION. Illuminated additional price/facility bar fixed to underside of existing totem sign. – **Approved** 01/07/1997

2457/03 Demolition of petrol station and erection of two/three storey block of flats with car parking. – **Approved** 07/01/2004

1805/04 Construction of 17 flats. – **Approved** 12/11/2004

0424/05 Construction of 17 flats (amended scheme showing increased width of building on 1st, 2nd & 3rd floors). – **Approved** 22/03/2005

1942/05 Demolition of existing garage. Development of a 39 bed residential care home for the elderly within 3 and 4 storey building with associated car parking at basement and ground floor levels. – **Approved** 11/10/2005

3290/08 New 3-4 storey, 41 bedroom residential care home. – Approved 17/04/2009

1951/10 New four storey building to provide commercial space within basement, ground and first floors. Five residential units above with associated landscaping and parking. – **Refused** 18/11/2010

1663/11 New four storey building to provide 47 bedroom hotel with basement parking and associated landscaping. – **Approved** 21/12/2011

PLANNING ASSESSMENT

RETENTION OF THE BUILDING AS BUILT

The current building would slightly differ on elevations to provide care home specifications and an emergency secondary entrance/exit. There will be an additional 47 sqm floor area as well. Whilst the building footprint and maximum height is exactly as approved as planning reference number 1663/10, there would be some additional part on the second floor closer to the neighbouring property at no 1 Granton Road.

Whilst the additional floor area is closer to the no 1 Granton Road, when a 45 degree line drawn from first floor building corner it is clearly shown that it would not cause any further loss of light or shadow to this neighbour.

Furthermore, in terms of stepping-up from this residential property, the building is still gradually increasing towards to the corner and its scale and mass is still same as approved building and not out of character with the other developments along the Green Lane.

THE PRINCIPLE OF CARE HOME WITHIN THIS SITE

The proposed care home will provide a much needed community facility within the Borough in line with the Core Strategy Policy SP10 (Community Facilities) and Borough Wide Primary Policy C2 (Access to Community Facilities).

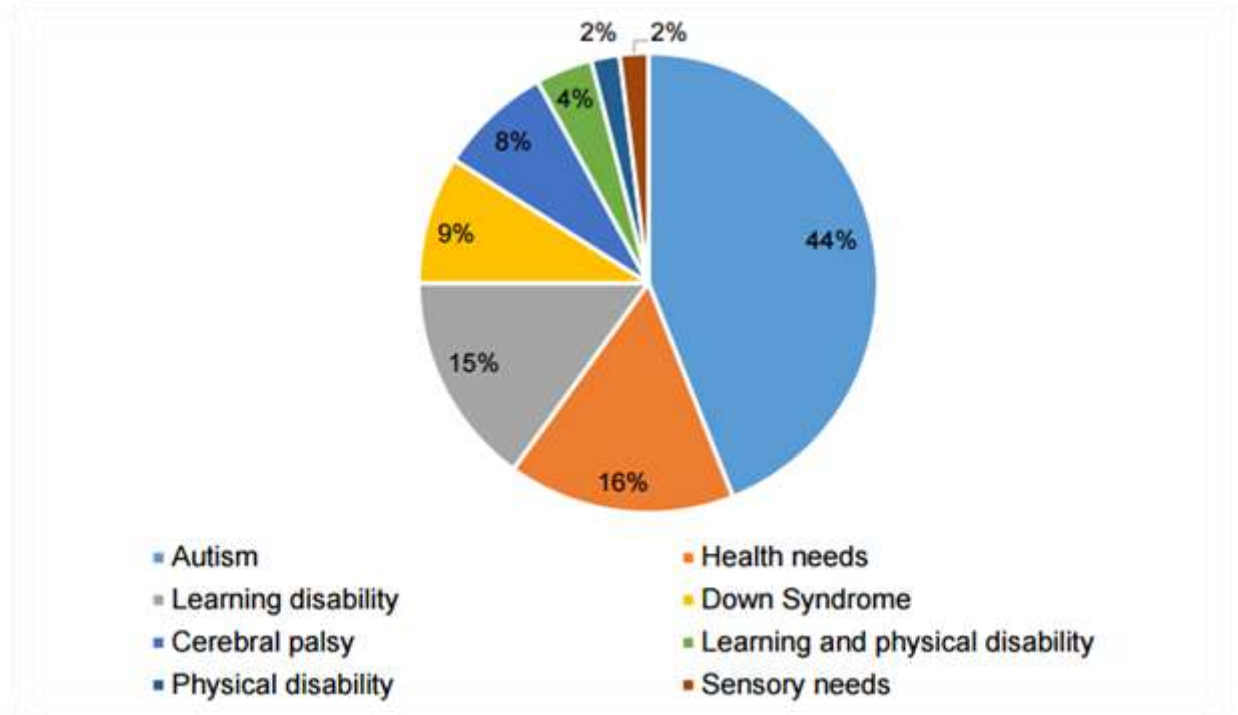
The proposed care home will be in within a very accessible location and there is a big need within the Council.

The need of children's care home within the Redbridge

The London Borough of Redbridge has approximately 74,727 children and young people under the age of 19 years. This is 27% of the overall population. The 2011 Census showed that Redbridge had a higher proportion of children and young people under the age of 19 years compared to London (24.5%) and nationally (23.9%). The proportion entitled to free school meals is significantly above the national average. Children and young people from minority ethnic groups account for 66.3% of the total population under 19 years. The largest minority ethnic groups are Indian, 17.5%, Pakistani 15.1%, Other Asian 7.9%, Black African 7.9%, and Bangladeshi 5.7%. The proportion of pupils with English as an additional language is significantly above the national figure.

In a report published by CAMHS (Children and Adolescent Mental Health Services) in Redbridge in December 2015 entitled ***Redbridge Children and Young People's Emotional Wellbeing and Mental Health Transformation Plan***; a breakdown of the categories of children we are aiming to look after is given.

"It is estimated that 40% of children and young people with learning disabilities experience mental ill health. In Redbridge there are approximately 4,843 disabled children, 1,604 disabled children who would need additional support to access some services and 968 severely disabled children who require significant support to access services. . The chart below shows the breakdown of disabilities for children known to the Redbridge Children with Disabilities Team (CWDT). The largest percentage of children within the team are on the autistic spectrum. The percentages for both autism and complex health needs have increased from previous years, which is likely to be accounted for by better targeting of specialist services and the fact that disabled children with moderate to low level needs are able to self-refer to short break services and therefore do not need to be known to the CWDT and have a care plan in order to access support".



The number of Looked After Children (LAC) in Redbridge in the 11 years to 2015

Source Government National Statistics from Department for Education

"The NHS has published a new national framework designed to improve the care of people with learning disabilities, which will shift services away from hospital care and toward community settings. The Service Model sets out nine overarching principles to define 'good' services for people with learning disabilities and/or autism. The CAMHS

transformation plan is consistent with these principles, but it is recognized that this will require multi-agency working to implement:

1. Providing more proactive, preventative care, with better identification of people at risk and early intervention.
2. Empowering people with a learning disability and/or autism, for instance through the expansion of personal budgets and personal health budgets and independent advocacy.
3. Supporting families to care for their children at home, and the provision of high-quality social care with appropriate skills.
4. Providing greater choice and security in housing.
5. Ensuring access to activities and services that enable people with a learning disability and/or autism to lead a fulfilling, purposeful life (such as education, leisure).
6. Ensuring access to mainstream health services, including mainstream mental health services in the community.
7. Providing specialist multi-disciplinary support in the community, including intensively when necessary to avoid admission to hospital.
8. Ensuring that services aimed at keeping people out of trouble with the criminal justice system are able to address the needs of people with learning disabilities and/or autism, and that the right specialist services are in place in the community to support people with a learning disability and/or autism who pose a risk to others.
9. Providing hospital services that are high-quality and assess, treat and discharge people with a learning disability as quickly as possible.

These principles will underpin how local services are redesigned over the coming months and years, allowing for local innovation and differing local needs and circumstances, while ensuring consistency in terms of what patients and their families should be able to expect from local decision makers."

It is the applicant's aim to provide services for the above categories of children. There has been an emphasis and rightly so on placing children in foster care homes where they can stay until their 18th birthday, however when such placements breakdown, it is generally more difficult to place a child in another foster care placement successfully. Residential care is then sought to look after the child until 18. The aim to form part of the multi-agency structure that would support the new national framework published by the NHS for supporting people with learning disabilities in the community and not in hospital settings.

On the application site the previous approvals shows that the principle of care home is accepted. Further to this, the above shows that there is an urgent need for children's care home within the borough.

Considering the application's accessible location adjacent to the Goodmayes Local Centre for a much needed accommodation, the Local Planning Authority is requested to consider in favour.

AMENITY SPACE PROVISION

The proposed care home will have 45 residents within the whole development. According to the policy BD4 (Amenity space) the requirement is minimum 6m² for per resident. The proposal would require 270m² amenity space. On the ground floor 150m² provided at the rear garden and 1150m² provided along the Green Lanes (excluding cycle parking area and entrance), totalling 300m² amenity space within the site.

Therefore, the proposal is in compliance and exceed the requirements of the policy BD4 (Amenity space).

IMPACT OF CARE HOME TO THE ADJOINING NEIGHBOURS

The proposed care home will create safe and secure environment for the children and young people with learning difficulties. There will be 24 hours security with staff on site. There will be three shifts for the staff to cover 24 hours. The children will be accompanied at all times and are not allowed to leave the site and accumulate in the area on their own.

There will be no unreasonable noise and disturbance to the surrounding neighbours.

HIGHWAY IMPLICATIONS

The submission includes a transport statement to justify 16 car parking spaces and 1 drop-off, pick-up area as well as seven cycle parking provision on the ground floor and 16 cycle parking within the basement.

There will be two car lifts as approved hotel scheme.

EMPLOYMENT PROVISION

The proposed care home will provide 48 employment opportunities as well as providing a very much needed care home.

Due to its easily accessible location, the employees will travel to the site by sustainable transport methods such as by walk, train, bus.

PLANNING CONTRIBUTIONS

For the permission 1663/11 the building already paid its CIL amount and current building only differs by 47 sqm than the approved and paid scheme.

CONCLUSION

The building as build is sufficiently distance from the neighbouring property causing no harm to the residential amenity and the proposed change of use would provide much needed community facility for the Council for children and young people with learning difficulties as well as providing employment use and would not be detrimental to the amenities enjoyed by neighbouring occupants. Thus, it is complementary with NPPF, London Plan and Redbridge Council's Local Development Policies.