

Bradway Action Group

Chairman's Special Newsletter – March 2020



Care home on Twentywell lane - planning application lodged for applicants Cinnamon Luxury Care and Charterpoint Senior Living

Special Open Meeting 7.30 Thursday 19th March at Bradway School

For decades it's been well known in the immediate vicinity that the owner of the site intended to develop it. There have been previous planning applications and about 1993 rubble from the Supertram work was dumped on the site. At that time the road outside the site was widened and the entry made suitable for the entry of HGVs.

The present proposal has been in preparation for some time. The current owner granted the developers an option to purchase on 17th April 2018, understood to be subject to planning permission being obtained. It's safe to assume the developers would not have entered into such a contract without researching the case very thoroughly, almost certainly since at least 2017.

Whatever we may think of the planning process it is as it is. An intending developer can view all recent planning applications for all properties in the area merely by searching online. By doing so they have a head start on any who may not agree with their subsequent plans. They can carefully analyse why other plans were approved, amended or declined. This they'll have done before paying anything for the option. Of course we can all research like this and nobody else would know.

Development is further weighted in favour of a developer by their ability to make confidential pre-application enquiries to the Planning Department. There is very clear evidence that the developers have made significant use of this facility during the preparation of the application.

The project requires a multi-million investment before any income can be received. There'll be a substantial sum set aside to get it through to planning permission.

Evidence of their determination was revealed on Monday 24th February when men from Pacy & Wheatley entered the site to take core samples and investigate ground conditions for foundations. Apparently they are the preferred firm to be employed if/when planning permission is granted. That action was provocative but as long as they cause no damage it's in order. It was stopped but they will return as only 25% of the job was completed.

We understand the owner of this site also owns an empty property on Kenwell Drive adjacent to this site and it has previously been considered as a potential way to get access.

Anyone over 18 can submit comments about the proposals, the last date being 25 days from 3rd March, the date of notices posted by the site – 28th March. So far all have been against!

What can we do about it? Make constructive comments

The [BAG website has a special page](#) to link information as it becomes available.

Make sure all your comments are as far as possible factual and verifiable.

Make sure they highlight the critical issues that are pertinent for planning applications.

The final decision isn't determined by the number of objecting or supporting submissions.

Look at the guidance on the [Planning Portal](#) website.

The following are some observations and are not absolute interpretations of planning law. Others will differ with parts and that's healthy. We need thorough research. BAG remains open minded and understands members have differing views. That said, there's total unanimity in the community that nobody would want a building like that at the bottom of their garden, surely?

Twentywell Care Home Development – Key Discussion Points

1. Can the site be developed?

- a. Despite the debate about what zoning it has, the answer is 'almost certainly'. It is not an SSSI, AONB, village green, protected green belt etc. Just an 'in fill' site. Most of these have been developed over the years, with only the more complex ones left.
- b. All previous applications that were not withdrawn were given conditional approval.
- c. Since (b) the goalposts have moved further in favour of the developer – the [development adjoining the Wollaton Road](#) shops is a clear local example of this, where all past applications had been refused. Government directives have changed since 2010.
- d. Preliminary discussions with the council did not lead to immediate termination of the plan.

2. Is it too big?

- a. The original ones discussed with the council clearly were, hence the proposals used as a basis for the formal application. It would appear that the officials at least have no objection to the general size and proposed usage but did object to an even higher roofline.
- b. These revised proposals are actually making very intelligent use of a complex site. The flat roof and half sunken nature reduce the visual mass considerably. However, that's very obviously a very serious issue for immediate neighbours, except perhaps for Kenwell Drive.
- c. Given the scale of the flats on the other side of the road and the cubist structure at the foot of Twentywell, they can argue there is precedent in terms of scale.
- d. Why were previous approvals not taken forward? – could be they were too small for the costs involved and numbers didn't stack up. Thus perhaps only some form of larger scale development would work financially – a case of this or yet more apartments? So a lesser of two evils perhaps?

3. What about wildlife?

- a. Certainly common species will be disrupted, but that is generally true of any sizeable development. In this area at least there are plenty of adjoining habitats for dispersal etc. The planning rules are pretty clear in this respect – see (b).
- b. Para 175 of the National Planning Policy Framework (July 2018) states that when determining planning applications, local planning authorities should apply the following principle - "...if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site...), mitigated or, as a last resort, compensated for, then planning permission should be refused..."

4. Will it increase traffic?

- a. Given the perceived traffic flow on Twentywell Lane at present, given its function as a secondary distributor, probably not to a sufficiently significant degree for planning purposes.
- b. Factual evidence of current traffic flow would be beneficial.

5. Is there enough parking?

- a. Probably not. This is certainly the weakest element of the plan. Comparison with other homes might be beneficial e.g. Henleigh Hall by Millhouses Park and Broomcroft House on Ecclesall Road South, both modern purpose built homes in our area.
- b. Challenges could be made re visitor flow, people nipping in and out by car for an hour visit etc. Lots of possible visitors. A recent [new home in Newcastle, Melton House](#), had to produce very detailed statistics for them and they were allowed to proceed with far too few parking spaces. They ground the planners down!
- c. Require clarity on how many staff are expected to drive and what happens at shift changeover periods.
- d. How many staff will be part-time – the reality of this industry is that quite a few are. If not working full 8/12 hour shifts or whatever, then that would exacerbate (c) above.
- e. Needs to be a clear stated policy as to where staff/visitors will be advised to park if no spaces are available.
- f. May require introduction of parking restrictions on the adjacent stretch of Twentywell Lane.

6. Is the road entrance safe?

- a. Despite local opinion the sight lines are within acceptable guidelines and the bell mouth would need little modification – assuming there is no parking on the road. Links to 5f above.
- b. Bigger issue is speeding of traffic especially down the hill. Factual evidence of vehicle speed should be obtained and consideration re traffic calming measures?

7. Is pedestrian access adequate?

- a. The footpath on Twentywell is no more than ok, but certainly not 2m wide (in places possibly not 1m wide) and not suitable for infirm or in snowy/icy weather.
- b. A level access off Kenwell might be offered to address (a) but potentially add to issue 5 above.
- c. Note – residents are not expected to be mobile. This is catering for visitor and staff access.

8. Is public transport access adequate (to encourage non car usage)?

- a. Bottom line - not ideal, but better than some other homes.
- b. M17 could provide service to the door. Good for visitors unable to walk far and not tied to time.
- c. Options at foot and top of hill. Key could be the timing of the start of evening/night shift versus reduction in bus frequency. This may have to be a deliberate policy in terms of the care provider.

9. Will it add to flooding problems?

- a. The whole area is poorly drained and prone to pooling etc. The development in theory could aid this in terms of flood catch tanks etc being part of the solution, eg from car park run off.
- b. Appropriate vegetation can help stabilise the situation.
- c. A sedum roof and a definite commitment to grey water catchment and usage should be a condition. The design gives good scope for this.
- d. An entrance off the ginnel will give an opportunity to alleviate current flooding on the corner.

10. Can the existing sewage system cope?

- a. Seemingly from the report. This is using the Twentywell sewer and not adding to the problems further west.

11. Is there demand for it?

- a. Some good points raised here, but planning does not take in economic viability per se.
- b. A developer will argue that it provides fit for purpose accommodation which converted victorian mansions may not in terms of manoeuvring semi- or immobile patients.

12. Health Care Provision

- a. Care and Nursing homes add extra demands on existing NHS Primary Care provision. Local provision has been reduced and local residents already experience challenges in accessing such services.
- b. There should be a statement as to how this extra demand is intended to be met.

[This list is not necessarily complete. We hope others will be doing their own research to be discussed on 19th.](#)

The care home isn't the only issue in Bradway at present



Bradway now has it's first publicly available defibrillator, 24/7 outside the Castle Inn. Paid for by BAG and electricity provided by the Castle.