

Agenda item	5.6
Report no	PLN/064/17

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 17 October 2017

Report Title: 17/02523/FUL
Land To North East Of King George V Park , Ness Road, Fortrose

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

Applicant: Parklands Developments Ltd

Description of development: Erection of 40 bedroom care home

Ward: 09 - Black Isle

Category: Local Development

1.1 Reasons Referred to Committee: Recommended for refusal. Majority of Ward Members request application be referred to committee.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

2. Recommendation

Members are asked to agree the recommendation to refuse as set out in section 12 of the report

3. PROPOSED DEVELOPMENT

- 3.1 This application is for full planning permission for the erection of a 40 bed care home (Use Class 8 – Residential Institution). It comprises accommodation wings, dayrooms, dining rooms, bedrooms with en-suite facilities and ancillary support accommodation. The applicants state the facility will offer assisted living accommodation, short term respite, post-operative and convalescence care as well as day care.
- 3.2 The building is of rectangular U shaped footprint, combining three narrow span, double bay accommodation units with a variation in height between 1 and 1 ½ stories. The layout surrounds a courtyard fronting onto Ness Road and rear servicing is provided from the north west. Materials which are intended to reflect the colours and finishes of the conservation area are proposed: reddish stone, white render, zinc cladding to the wall and roof of the entrance block, artificial slate on pitched roofs, larch cladding on main entrance walls and between bedroom windows and all windows and door frames will be dark grey. Landscaping includes sensory gardens, plants and shrubs and tree planting. Boundaries comprise a combination of hedging and tree planting. The courtyard faces south to maximise sunlight. The proposal includes a separate biomass plant, located in the north west corner of the site.
- 3.3 The proposed access to the site is from Ness Road which leads off the A832 Rosemarkie Road. It is proposed to form a new access from the public road towards the west end of the site off Ness Road and to provide 25 parking spaces to the western side of the site. It is proposed to connect to the public drainage and water supply networks.
- 3.4 There have been pre-application discussions regarding the design of the current proposal.
- 3.5 **Supporting information**
Extensive supporting information has been submitted comprising: Statement of Case; Planning Policy and Material Considerations Assessment; Operational Needs/Assessment of Alternative Locations; Appraisal of Sustainability Factors.

Summary of points:

- Fortrose is centrally located and is serviced by the A832 - the main road serving the Black Isle. It is served by a good bus service that covers the south, east and north part of the Black Isle, taking in Jemimaville, Cromarty, Rosemarkie and Fortrose, connecting them to the A9 southwards to Inverness
- Fortrose has a range of key services and amenities
- The proposal accords with Scotland's Economic Strategy (Scottish Government, March 2015). In this case, two recently closed care homes are proposed to be replaced by this centralised new state of the art facility on land where the provisions of the development plan allow for essential facilities.
- The proposal accords with and contributes to the vision of the adopted Highland wide Local Development Plan in that it supports sustainable communities by locating within the main local service centre, it comprises

economic development, would create 50 jobs, it would replace and upgrade facilities no longer available to disadvantaged elderly clientele and meet aspirations for a healthier population.

- The proposal accords with policies 28 Sustainable Design; 29 Design Quality and Place-Making; 36 Wider Countryside; 37 Ageing Population, 55 Minerals and Soils; 56 Accessibility and Transport; 58 Natural, Built and Cultural Heritage and 61 Landscape. It provides accommodation for an aging population, it is of strategic benefit and there is no reasonable alternative, contributes to design quality and place making because it consolidates Fortrose as a service centre and maintains distinct identity, it meets the requirements for siting and design, the proposal meets an essential need where no other site is available, it would be set against the background of Fortrose and its rising slopes.
- The proposal accords with the Inner Moray Firth Local Development Plan. It is a strategic community facility, there are no other care homes serving the Black Isle. Fortrose is the primary service centre and the right location for a care home.
- The proposal is located outwith the conservation area
- The design, scale, form and finishes present the character of a traditional public building, well suited to the local style, sympathetic with the conservation area and sensitively fitted into the site
- Breaking down the building into 4 separate elements helps to reduce the scale and massing and creates a form reminiscent of the traditional country farm steadings
- The proposal maintains a clear visual and physical break between Fortrose and Rosemarkie and avoids coalescence, it would not breach the established line of building which defines Fortrose to the east and is inside those limits by as much as 80m-120m. It is contained within the first narrow, discrete field enclosure in a position adjoining Ness Road which makes the most of existing infrastructure. It is separated from Rosemarkie by 420m of open fields and it would not reduce that distance or bring Fortrose and Rosemarkie any closer together.
- The allocated sites within the development plan have all been appraised, none of these – by reason of status eg. planning permission granted or sought for other uses, size/configuration, lack of infrastructure/services, phasing/land assembly, dependency on third party action/other burdens, incompatibility with care home amenity etc are suitable/available
- The developer held a public meeting on 14 March 2017 at Fortrose Community Centre to explain the proposal
- The current proposal addresses reasons for refusal of the previous application.
- It is material to this case that the loss of two local facilities – a 40 bed care home (Marine House) and 12 bed sheltered accommodation (Abbeyfield) occurred in the latter stages of the formulation of the Inner Moray Firth LDP, after the Examination and the report by the Examination Reporters. As a result the development plan does not allocate land for a care home in Fortrose or Rosemarkie and no other land in these places allocated for other development is available and developable. The LDP is predicated on the assumption by the Reporters that healthcare is expected to meet the needs

of a growing population. However much any change to local circumstances might have been unforeseen, the enforced closure of the previous care home facilities has occurred. It is considered that whilst the land which is the subject of the proposal is not allocated for a care home – the proposal does accord with all of the relevant objectives and policies of the adopted Inner Moray Firth Local Development Plan and the Highland wide Local Development Plan

- There is no alternative location in Fortrose (or Rosemarkie) identified for development of a care home
- The design, scale, form and finishes are a positive architectural addition to the area for a public building
- The proposal is an exceptional, strategic and priority requirement

3.6 **Variations:** None

4. **SITE DESCRIPTION**

4.1 The site is located on the north-eastern edge of Fortrose to the north of Ness Road.

Rosemarkie is located to the north east of the site, separated by agricultural land and a distance of approximately 400m.

The site is bounded by agricultural land to the north, west and east boundaries. Ness Road is to the south. King George V Park and houses are located to the south of the site on the opposite side of the public road.

The site is currently agricultural land and extends to 0.81 ha. The site has a fall of approximately 2.7m from the north west to the south east and it sits approximately 0.5m above Ness Road at the north end and approximately 0.6m at its south end. The new site access from Ness Road will slope down approximately 0.8m to the centre of the proposed development.

5. **PLANNING HISTORY**

5.1 15/03046/FUL – erection of 40 bedroom care home - refused 2 June 2016

The reasons for refusal were as follows:

1. The proposal, if implemented, would be contrary to Policy 36 (Development in the wider countryside) of the Highland-wide Local Development Plan as it would result in a development which would be highly visible from a significant number of public places and that due to the location, scale, massing and design would have a significant detrimental visual impact.
2. The proposal, if implemented, would be contrary to Policy 36 (Development in the wider countryside) of the Highland-wide Local Development Plan as it would result in the introduction of a dominant and incongruous development, the location, scale, massing and design of which would have a significant detrimental impact on the landscape character of the area.
3. The proposal, if implemented, would be contrary to Policy 36 (Development in the wider countryside) of the Highland-wide Local Development Plan as it is out of keeping with the existing pattern of development. The site lies outwith the Settlement Development Area of Fortrose as recently defined in the Inner Moray Firth Local Development Plan (adopted 2015).

4. The proposal, if implemented, would be contrary to the aims and objectives of the Inner Moray Firth Local Development Plan which seeks to protect and maintain the distinct identities of Fortrose and Rosemarkie. The siting of the development on the proposed site would result in a significant intrusion of built development into a green wedge which clearly serves to provide a significant visual and physical break between the built environment of the villages.
5. The proposal, if implemented, would be contrary to Policy 55 (Peat and Soils) of the Highland-wide Local Development Plan and Scottish Plan Policy as it would result in the unjustifiable loss of prime agricultural land.

6. PUBLIC PARTICIPATION

6.1 Advertised : Ross-shire Journal – Departure to Development Plan, Schedule 3 Development, Unknown Neighbour

Representation deadline : 30 June 2017

Timeous representations : 45

Late representations : 9

6.2 Material considerations raised are summarised as follows:

Objections

- Contrary to adopted Highland wide Local Development Plan
- Contrary to Inner Moray Firth Local Development Plan – lies outwith the defined Settlement Development Area
- Goes against plan to keep separate identities of Fortrose and Rosemarkie by encroaching onto the farm land which acts as a barrier between the villages, both visually and physically.
- Sets a precedent for further development which will lead to coalescence of the villages of Fortrose and Rosemarkie.
- Visible from many areas due to location, scale, and design
- Detrimental impact on the landscape and character of the area
- Reduction in valuable agricultural land
- Appears to be a need for such a development, but not an overwhelming one. Other suitable locations exist in the area; it does not need to be built on this site. The care home will draw residents from a much larger area and could therefore be situated in other locations.
- Proposal is out of keeping with the area, it is unattractive and inappropriate.
- The development is placed on the site so that there remains a space between the development and the A832. Appears that it has been positioned so that other development can infill at a future date.
- The development will exacerbate existing traffic problems in Fortrose and the wider area
- Impact on open views

- Unsustainable – limited public transport
- The developer cannot guarantee that employment will be locally sourced or that there will be a 50/50 split between self funding and being funded
- A purpose built care home existed previously in Fortrose – Platcock – which closed down and was turned into flats. At present there is similar development at Marine House.
- Impact on existing sewerage system

Support

- Need for a local facility to avoid local elderly people being exported to distant parts away from friends and family and with loss of other care homes
- There is no prohibition on development between Rosemarkie and Fortrose in the local development plan
- The proposal could make a significant contribution to the local economy
- The development plan should take into account changing circumstances such as the closure of Marine House and the threat to the continuation of supported living in Abbeyfield
- Demand for this type of facility will increase due to the number of houses being built in the area and the ageing demographic of the population
- The development will maintain the vibrancy of the High Street with additional spending by residents, visitors and staff
- The development is unlikely to generate significant volumes of traffic, particularly as the location is close to public transport connections
- The site does not extend beyond the line of the building between Fortrose and Rosemarkie created by the cemetery and the houses at Ness Road East, therefore the visual and physical separation between the villages will be maintained
- The site is not part of a viable agricultural unit
- Good location in centre of community
- The area of land between the villages should be nurtured in a rational manner for the benefit of the wider community
- Lack of facilities leads to uncertainty for elderly people in the area
- The need and benefits of this outweighs the development plan
- Economic benefit. 50 + full time jobs and will generate around £1m for the Inner Moray Firth and Black Isle economy
- NHS Highland - The NHS recognises that there is not sufficient choice and capacity in care home provision within the Highlands at the present time and that there is a need for provision in some areas, this being one, and a need for models of care than can provide a quality experience to those with increasingly complex needs. Given the limited care home provision on the Black Isle, and the current constraints on provision in the Inner Moray Firth, NHS Highland would expect to utilise a proportion of this provision. NHS Highland recognises that there are some influences that may impact on the role that this proposed provision would play within the broader context of the Inner Moray Firth. These are: the level of interest in the provision by people funding their own care and the extent to which the provider may target this group; the impact of additional provision becoming available i.e there are plans in place, some currently being actioned for at least 130 beds in the

Inner Moray Firth operational unit area. NHS Highland recognises the need for care home provision in this area at the present time, but does not have a view on the specifics of the site chosen. NHS Highland requires care home capacity in the Inner Moray Firth area at present, but is aware that plans are in place, new care models and emerging proposals could significantly change the shape of demand over coming years.

6.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

7. CONSULTATIONS

7.1 **Development Plans Team: Object.** Comments provided are outlined in detail in section 8 below. Main points in summary:

- The site falls outwith the Fortrose Settlement Development Area (SDA) identified in the Inner Moray Firth Local Development Plan (IMFLDP). The proposal is therefore contrary to desired growth pattern and strategy for the area.
- Policy 37: Accommodation for an Ageing Population, states that where need is identified, area local development plans will allocate suitably located sites close to amenities and services for accommodation. Whilst no such sites have been identified in the IMFLDP, this does not preclude a care home or any other type of elderly accommodation from being proposed on allocated housing sites.
- Policy 55: Peat and Soils requires demonstration of the avoidance of disturbance, degradation and erosion of soils. The application site comprises prime agricultural land which is identified as being Class 2 in the Land Capability Classification for Agriculture developed by Macaulay Land use Research Institute (now the James Hutton Institute). In this regard, Scottish Planning Policy (SPP), Para 80 states that development on prime agricultural land should not be permitted except where it is essential: as a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available; or for small-scale development directly linked to a rural business; or for the generation of energy from a renewable source or extraction of minerals.

7.2 **Historic Environment Team: No objection** subject to conditions requiring archaeological evaluation and potentially further works given that the site is located in an area of archaeological and historic interest.

7.3 **Transport Planning : No objection** but request further information as some aspects of the proposal have changed since the previous planning application was assessed. The access to this development is from the public road C1217, Ness Road. The required visibility splays are 2.40 metres x 90 metres in both the directions from the proposed access. Further details of the arrangements for collection and storage of waste are required. Further details of swept path analysis are required to demonstrate that HGVs can access and egress the site in a forward gear. The minimum number of car parking spaces for a 40 bed care home would be 12 plus 1 per staff. The applicant has proposed a zebra crossing on Ness Road

outside the entrance to the care home. Further details are required to demonstrate the need for the crossing. There are existing bus services and bus shelters on High Street less than 400m away from the development which is an acceptable walking distance. However in the interest of improving public transport facilities, it is recommended that a condition is attached to any planning permission for the applicant to provide a financial contribution to enable real time information to be installed at the two bus shelters closest to the site on High Street. An up to date Transport Statement is required in order to assess the potential increase in traffic. A construction traffic management plan requires to be submitted and approved before commencement of development. Further details are needed in relation to how surface water is to be managed. Further consideration requires to be given to pedestrian connectivity within and to the site.

- 7.4 **Highland and Islands Airport Ltd : No objection.** The development would not infringe on safeguarding surfaces for Inverness Airport.
- 7.5 **NATS Safeguarding : No objection.** The development would not conflict with safeguarding criteria.
- 7.6 **Scottish Water : No objection.** There is currently capacity in the Assynt Treatment Works. There is limited capacity in the Fortrose Waste Water Treatment works.
- 7.7 **Transport Scotland : No objection** subject to a condition requiring a Section 48 Agreement (Roads (Scotland) Act 1984) between the applicant and the Trunk Road Authority, Transport Scotland for an agreed proportionate contribution to the cost of vehicle queue detectors and signage at the A9/B9161 Munloch junction, prior to the first occupation of the development. This is to mitigate against intermittent queuing of vehicles turning right from the A9. The signing will alert drivers to the possibility of queuing traffic at the A9/B9161 Munloch junction in advance.
- 7.8 **Environmental Health: No objections** to the biomass boiler element of the application. Based on assessment of the information submitted by the applicant, the development as proposed will not have a significant negative impact upon local air quality based on a flue stack of 8.5m in height as proposed.
- 7.9 **Community Council : Supports.** Although support is not unreserved. Remains concerned that building on the site will set a precedent for further development between Fortrose and Rosemarkie. The additional traffic the development will bring to Fortrose High Street both during and post development will exacerbate the ever growing problem of congestion and public danger in Fortrose High Street. Contact between the Community Council and the main care home providers in Scotland indicates that there are unlikely to be any other proposals for Care Homes on the Black Isle in the foreseeable future and under these exceptional circumstances the Community Council supports the application.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 **Highland Wide Local Development Plan 2012**

Policy 28	Sustainable Design
Policy 29	Design Quality and Place-making
Policy 35	Housing in the Countryside (Hinterland)
Policy 36	Wider Countryside
Policy 37	Accommodation for an Ageing Population
Policy 55	Peat and Soils
Policy 57	Natural, Built and Cultural Heritage
Policy 61	Landscape

8.2 **Inner Moray Firth Local Development Plan 2015**

The application site falls outwith the Settlement Development Area for Fortrose and in area identified as Hinterland

9. **OTHER MATERIAL CONSIDERATIONS**

9.1 **Draft Development Plan**

Not applicable

9.2 **Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2013)
Highland Historic Environment Strategy (Jan 2013)
Managing Waste in New Developments (March 2013)
Standards for Archaeological Work (March 2012)
Sustainable Design Guide (Jan 2013)

9.3 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy

10. **PLANNING APPRAISAL**

10.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

10.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

10.3 **Development Plan Policy Assessment**

The statutory development plan for the site comprises the Highland-wide Local Development Plan (HwLDP) adopted April 2012 and the Inner Moray Firth Local Development Plan (IMFLDP) adopted July 2015. The application site consists of

an area of land that has no site specific allocation and lies outwith the settlement development area of Fortrose, as identified in the IMFLDP. The development therefore requires to be considered against the policies which relate to the defined hinterland.

- 10.4 The Hinterland, as defined in the IMFLDP, is the countryside that surrounds Inverness and Dingwall and is recognised as being under the greatest development pressure from urbanisation. Scottish Planning Policy highlights the need for Development Plans to make provision for most new urban development to take place within, or in planned extensions to, existing settlements; it being important to protect against the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes or good quality agricultural land.
- 10.5 It must be noted that the land on which the development is proposed comprises prime agricultural land and that the boundary of the Sutors of Cromarty, Rosemarkie and Fort George Special Landscape Area lies 100 metres, or thereby to the north of the site. (The site lies outwith this designated area.)
- 10.6 The northern boundary of the settlement of Fortrose was examined in detail through the statutory processes associated with the consideration and adoption of the IMFLDP. The defined boundary at Ness Road was identified through the adoption of the IMFLDP in July 2015.
- 10.7 Policy 37- Accommodation for an Ageing Population of the HwLDP indicates that where a need is identified, the area local development plan will seek to allocate a suitably located site(s) close to amenities and services for accommodation appropriate for an ageing population. It is acknowledged that there is a general need for additional care home facilities across Highland, the consideration relates therefore to where such facilities should be located.
- 10.8 Notwithstanding the wording of Policy 37, the review of housing land supply conducted for the preparation of the IMFLDP, some time after adoption of Policy 37 within the HwLDP took into account the need to provide accommodation for an ageing population. It was concluded to be more beneficial to maximise the scope of site availability to accommodate such provision within the housing allocations rather than identify and allocate specific sites, as suggested by Policy 37. The Planning Authority is not obliged by the Scottish Government to identify and allocate specific sites for care homes.
- 10.9 It is considered that the residential land allocations, as well as other mixed use allocations with a residential component, are precisely the locations where care home facilities should be developed. Such facilities are entirely compatible with other forms of residential properties, resulting in similar or lower trip generation, demanding a high quality environment with suitable landscaping and servicing arrangements. There is no justification to set aside other significant planning policies to allow a private developer to develop a non-allocated site for residential development, notwithstanding that the accommodation is in the form of a care home.

- 10.10 The Highland Council (THC) recognises, through its Housing Need and Demand Assessment 2015 (HoNDA), that there is a significant projected increase in the need for accommodation suitable for the elderly whether that is care at home (in purpose built or adapted accommodation) or residential care. Therefore the public desirability of, and quantitative need for, the proposed use is accepted. NHS Highland has not advised the Council of any locational imperative to deliver care home places within this catchment. In housing land supply terms, the Scottish Government urges councils to attempt to balance the supply and demand at housing market area (HMA) level. The boundaries of these HMAs enclose settlements which have a reasonable degree of housing market self containment i.e. a sizeable proportion of people living within the area that move house, transfer to another property within the same area. For Highland, the relevant housing market area for Fortrose is Mid Ross which includes the Black Isle, Muir of Ord, Maryburgh and Dingwall. If a similar approach were to be taken to defining a reasonable catchment within which to balance the supply of and demand for accommodation suitable for the elderly then this would present a wide range of settlements and sites, as such there is no locational imperative to meet this need within Fortrose necessarily.
- 10.11 It has previously been stated that the housing allocations identified in the IMFLDP are the appropriate location for a private care home. To demonstrate the adequacy of suitable sites across the Black Isle Ward, the policy team identified the following IMFLDP residential site allocations as suitable for care home use on an equivalent or larger size than the current proposal (0.8ha), including:
- Cromarty - CM1 Sandilands
 - Culbokie - CU1 South of Village Store
 - Munlochy - ML2 Brae Farm and ML3 South of the Post Office
 - Tore - TR1 By Woodneuk and TR 2
- 10.12 It is not incumbent on any council to allocate land in its development plan specifically for care home use. Moreover, care homes are not within the Council's or Scottish Government's definition of affordable housing and therefore there is also no statutory or policy requirement for a council to allocate land which would be likely to be released to care home developers at below full open market value. Indeed, this is a private care home proposal which should be commercially viable on most if not all allocated housing sites even allowing for a site purchase at housing land value and the resolution of site servicing issues. The level of developer contributions for care home versus mainstream housing use would also be lower. The HoNDA explains the difficulty in predicting what proportion of elderly persons needs will be met at home and what proportion within care, nursing home or other institutional accommodation. Accordingly, it is more reasonable to assume that any identified need for elderly accommodation is met out of the general housing land supply.
- 10.13 As it is considered that this development type is essentially residential development, it is appropriate to consider the proposal in the context of Policy 35 Housing in the Countryside (Hinterland Areas) of the HwLDP, as the site is located within Hinterland. Policy 35 presumes against housing in the Hinterland areas unless specific exceptions can be met i.e.: house for land management/farming/crofting, affordable housing to meet a demonstrable local

affordable need, housing essential in association with a rural business, replacement of an existing house, reuse of traditional buildings, expansion of housing group, development within garden ground. This proposal does not meet any of these exceptions and therefore is contrary to Policy 35.

- 10.14 Policy 36 Development in the Wider Countryside, of the Highland wide Local Development Plan (HwLDP) relates to proposals which are located in the countryside outwith Settlement Development Areas. The parts of the policy of particular relevance to this proposal state that proposals should be assessed on the extent to which they are acceptable in terms of siting and design; are sympathetic to existing patterns of development in the area and are compatible with landscape character and capacity.
- 10.15 Other relevant development plan policies include Policy 28 (Sustainable Development) and Policy 66 (Landscape) which reinforce the requirements for development to be considered in terms of their siting, design and the impact on the landscape qualities of the area as well as their compatibility with public service provision, and impact on individual and community residential amenity.
- 10.16 Scottish Planning Policy states as one of the key policy principles for placemaking that the planning process should direct the right development to the right place. The identification of allocated sites through the local plan process provides for this and ensures that sites, with the least environmental impacts are pursued. The land which is the subject of the application forms part of a larger site the merits for which were examined by both the Council and the independent Scottish Government Reporter through the Inner Moray Firth Local Development Plan process. As stated above the eastern settlement boundary for Fortrose is identified as Ness Road.
- 10.17 Both Fortrose and Rosemarkie are distinctive and well established communities with a clear physical separation between them. The siting of the development on prime agricultural land on the north side of Ness Road is completely at odds and contrary to the aims of the Inner Moray Firth Local Development Plan. The IMFLDP has defined the settlement boundary in a manner that protects and will maintain the distinct identities of Fortrose and Rosemarkie.
- 10.18 The siting of development in this location will introduce development into a green wedge which clearly serves to provide a significant visual and physical break from the built environment of the villages. By continuing to preserve the identified boundary for Fortrose, the distinctiveness of both villages will be maintained and coalescence with Rosemarkie will be avoided.
- 10.19 The siting of the development on the proposed site would result in a significant intrusion of built development into an area which the IMFLDP seeks to protect from inappropriate development. The extent of the existing built development maintains open views from Ness Road over the agricultural fields which perform a critical role in separating Fortrose from Rosemarkie.
- 10.20 The proposal is therefore considered to be contrary to policies 35, 36, 28, 66, and also Scottish Planning Policy.

Material Considerations

10.21 Siting, Design, External Appearance and Layout

Against the background of general need for a care home and notwithstanding the issues regarding the siting, dealt with above, the layout of the site and the design of the building require to be assessed.

The previous application raised concerns which the applicant has sought to address in this submission.

Previous concerns in summary:

- The lack of aspiration for exceptional design for a building in such a visually important and prominent site.
- The internal layout of the building, which resulted in the 'service side' of the building facing the public road.
- The location of the building in such close proximity to the public road
- The orientation of the building and layout of the site which failed to take advantage of the southerly aspect.
- The layout of the site and the position of the building within the site (the original layout) did not fully utilise the available land. The access driveway, parking and servicing layout.

The current application has improved the design and layout of the proposal, and these changes go some way to reducing the adverse landscape and visual impact of the development.

The orientation of the building has changed so that the courtyard opens onto Ness Road, this has also pulled the building back from the boundary with the public road and makes more use of the south west aspect. The design and massing have been amended to a U shaped landscaped courtyard layout which seeks to reflect the rural character of the area. The varying 1-1.5 storey height reduces the overall mass of the building and its impact in the landscape. The design also incorporates traditional features such as gables with steep roof pitches and windows with vertical emphasis. A mix of finishing materials are proposed including stone, render, timber, zinc, and slate substitute, chosen to reflect local materials and for sustainability. The mix of materials also helps to break up the visual mass of the building.

The proposal includes a biomass boiler unit. This is a free standing cabin located in the northern corner of the site. It incorporates an 8.5m high flue. A site section has been submitted showing the position of the flue. It will be the highest point of the development, marginally taller than the highest parts of the building. It is substantially taller than the free standing cabin that it is attached to. The unit is positioned to the west of the building line of the proposed care home and whilst it is set back towards the rear of the site, this tall flue will be open to view (drawing no.9066-PL(90)102-B).

- 10.22 The previous scheme was for a building with a gross internal floor area of 2228m², provided over mainly two floors with a ridge height of over 10metres and public elevations that ranged from 18m to 41m in length. As described above the current proposal is designed as a U shaped building varying between 1 and 1.5 storeys in height with a maximum ridge height of 8.2m, or thereby. Gable widths are 15m and

the longest continuous section of building is 44m which comprises of the section of building that runs across the site from east to west. This span is attached to a single storey entrance section which has a length of 22m, The accommodation wings that make up the other sides of the courtyard differ in length; the one adjacent to the entrance measures 30m in length whilst the other is 20m in length. The total gross internal floor space of the current proposal 2183.37m².

10.23 **Impact on Residential Amenity**

The closest dwellinghouses lie on the corners of Ness Road and Deans Road. The nearest property is the house known as Strathallan. The proposed development would bring change to the area, as currently there is no built development on the north side of Ness Road. This separation distance and layout is considered sufficient to ensure that there is no loss of privacy to habitable rooms and no substantial loss of privacy to garden ground. Windows on the elevation fronting Ness Road are only at ground floor level.

10.24 **Impact on Road Network**

As noted in section 5 above, Transport Planning has requested additional information to reflect changes to the proposal since assessment of the previous application.

Previously a service layby was proposed on Ness Road; it is now proposed that service vehicles will enter the site. Details are needed to demonstrate that the site layout can accommodate this.

The previous application included a Transport Statement. The previous Transport Statement predicted that there would be a total of 8 vehicle movements per day at the pm peak time during weekdays. The Transport Planning Team previously confirmed that based on an analysis of a survey which was carried out for the Rosemarkie Road/Ness Road/High Street priority junction in May 2015, the junction operates within capacity and thus the proposed trip rates will have no detrimental effect. The current consultation response from Transport Planning requests an updated version of this for the current application. Given the previous situation and the fact that the number of bedrooms is the same, it is considered that the proposal will not have significant adverse effects on the road network.

In the event that the application were to be approved, submission of an updated Transport Statement would require to be conditioned along with details of provision for service vehicles. Conditions would also be required for the submission of details relating to the proposed zebra crossing, parking, construction traffic management, drainage and pedestrian connectivity

A S75 Legal Agreement would be required to secure a financial contribution to the provision of real time bus information to be installed at the two bus shelters closest to the site, unless the applicant is prepared to either pay the contribution before the decision notice is issued or provide and install the real time information as part of the development, in the latter case the matter could be dealt with by way of a suspensive condition.

As noted in section 5 above, Transport Scotland have requested a contribution to signage at the Munloch junction on the A9(T)

10.25 Loss of prime agriculture land

Policy 55 - Peat and Soils of the HwLDP requires development proposals to demonstrate how they have avoided unnecessary disturbance, degradation and erosion of soils. The application site comprises prime agricultural land which is identified as being Class 2 in the land capability classification for agriculture developed by Macaulay Land use Research Institute (now the James Hutton Institute). In this regard, Scottish Planning Policy states at paragraph 80 that development on prime agricultural land should not be permitted except where it is essential: as a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available; or for small-scale development directly linked to a rural business; or for the generation of energy from a renewable source or extraction of minerals. As outlined above, there are other sites allocated in the development plan that would be acceptable locations in planning policy terms for care home use. It is therefore not accepted that the proposed development justifies the loss of prime agricultural land, nor the intrusion of built development into previously undeveloped land outwith the settlement.

10.26 Economic Impact

Policy 28 of the HWLDP states that the Council will support developments which, among other matters, promote and enhance the economy of Highland. The applicant and those in support of the application highlight that the development will provide jobs and maintain the vibrancy of Fortrose. The value to the local economy of the development is acknowledged. Nonetheless these matters do not outweigh that the principle of the proposal is not supported by the development plan.

10.27 Material Considerations Raised by Agent/Applicant/Third Parties

This application has attracted a number of representations from third parties and supporting information has been submitted by the applicant/agent. All of the points raised have been taken into account in the above assessment.

In addition it is acknowledged that the situation with existing local care homes has changed with the closure of facilities since preparation of the IMFLDP. However, the Planning Service maintains that this type of facility should be developed on allocated land within an identified Settlement Development Area rather than on land identified as Hinterland by the development plan and that other sites are available.

10.28 Other Considerations - not material

10.29 A number of the matters and comments offered in the letters of representation are not material considerations with respect to the determination of this planning application. The issue which has attracted the greatest comment in this regard is the expectation that the care home will provide accommodation for local residents. There has been a suggestion that the applicants; Parkland Group, are agreeable to a 50/50 split of NHS and privately funded bed spaces and the publicity surrounding the development has focused on the development meeting local demands.

10.30 The Planning Authority cannot control or influence how bed spaces are allocated. There is no mechanism by which the Planning Authority could secure publicly funded bed spaces. As a commercially orientated developer the applicant is driven

by and responding to market forces which will have been influenced by local circumstances including the closure of Marine House Nursing Home and the potential closure of Abbeyfield House in Rosemarkie. Although the NHS fund places in private care homes through the National Care Home contract there is no commitment by the NHS at this point that the Planning Service is aware of to fund places in the proposed care home. The NHS has made comments applicable to this application, which are summarised in section 6.2.

10.31 Comment has been made that one of the main drivers behind the applicant's choice of site is the cost of land compared to land which is allocated in the development plan. It is acknowledged that the allocation of land contributes toward land value. However the cost to the developer of purchasing land is not the basis upon which to determine an application for planning permission.

10.32 Those in support of the development have commented that the Parkland Group are an experienced care home provider who operate a number of successful homes in the Highlands. The basis on which all planning permissions are considered is the land use for which permission is sought. Planning permission, if granted, would run with the land. This means that the site could be sold or let to any other party with the benefit of planning permission. In addition, The Town and Country Planning (Use Classes) (Scotland) Order 1997 groups similar types of use together into separate classes. Where a building or land is used for a purpose which is included in a particular class, the use of that building or land for any other purpose in the same class is not taken to involve development and therefore would not require planning permission. A care home falls within Class 8 (Residential Institutions) of the 1997 Order which also includes hospitals, nursing homes, residential schools, colleges or training establishments. Accordingly, if granted, once built the building could be used for any of these listed purposes without a further planning permission being required.

10.33 **Matters to be secured by Section 75 Agreement**

Financial contribution towards the provision of real time information systems for the two bus shelters closest to the proposed development, unless the applicant is prepared to either pay the contribution before the decision notice is issued or provide and install the real time information as part of the development, in the latter case the matter could be dealt with by way of a suspensive condition.

The applicant will have four months from the date that the Council's solicitor writes to the Applicant/Applicant's solicitor indicating the terms of the legal agreement, to deliver to the Council a signed legal agreement. Should an agreement not be delivered within four months the application will be refused under delegated powers.

11. CONCLUSION

11.1 The principle of the proposal remains inconsistent with the recently adopted IMFLDP and does not accord with pertinent HwLDP policies. As such, the planning application fails to be in accordance with the Development Plan as a whole. Whilst it is acknowledged that there is a demand for additional care home facilities across Highland and within the Black Isle, this does not provide an

overriding justification for this use on this particular site. There are alternative sites that could accommodate residential institutions allocated in the recently adopted IMFLDP.

The design, layout and external appearance of the proposal has improved since the previous refusal. These changes do address some of the previous concerns about the design and visual impact of the development and it is acknowledged the amended scheme is a significant improvement on the previous proposal. However, this does not address the fundamental issue that the principle of this proposal in this location is contrary to the development plan.

There is no justification to set aside other significant planning policies to allow a private developer to develop a non-allocated site for residential development, notwithstanding that the accommodation is in the form of a care home.

The Planning Authority cannot control or influence how bed spaces are allocated. There is no mechanism by which the Planning Authority could secure publicly funded bed spaces.

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

12 **Implications**

12.1 Resources – Not applicable

12.2 Legal – other than possible section 75 set out above not applicable

12.3 Community - not applicable

12.4 Risk – not applicable

12.5 Gaelic – not applicable

13. **RECOMMENDATION**

Action required before decision issued N

Subject to the above, it is recommended the application be **refused** for the following reasons:

1. The proposal is contrary to the aims and objectives of the Inner Moray Firth Local Development Plan which seeks to protect and maintain the distinct identities of Fortrose and Rosemarkie. The siting of the development on the proposed site would result in a significant intrusion of built development into a green wedge which clearly serves to provide a significant visual and physical break between the built environment of the two villages.

2. The proposal is contrary to Policy 36 (Development in the Wider Countryside) of the Highland-wide Local Development Plan as it is out of keeping with the existing pattern of development. The site lies outwith the Settlement Development Area of Fortrose as defined in the Inner Moray Firth Local Development Plan (adopted 2015)
3. The proposal is contrary to the Policy 36 (Development in the Wider countryside of the Highland- wide Local Development Plan as it would result in the introduction of a dominant and incongruous development , the location, scale and massing of which would have a significant detrimental impact on the landscape and visual character of the area.
4. The proposal is contrary to the Inner Moray Firth Local Development Plan and Policy 35 Housing in the Countryside (Hinterland Areas) of the Highland-wide Local Development Plan as the site is located outwith the identified Settlement Development Area for Fortrose and is within the Hinterland designation which protects areas of countryside where there is pressure for development.
5. The proposal is contrary to Policy 55 (Peat and Soils) of the Highland-wide Local Development Plan and Scottish Plan Policy as it would result in the unjustifiable loss of prime agricultural land.

Designation: Area Planning Manager - North

Author: Emma Forbes – Principal Planner

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

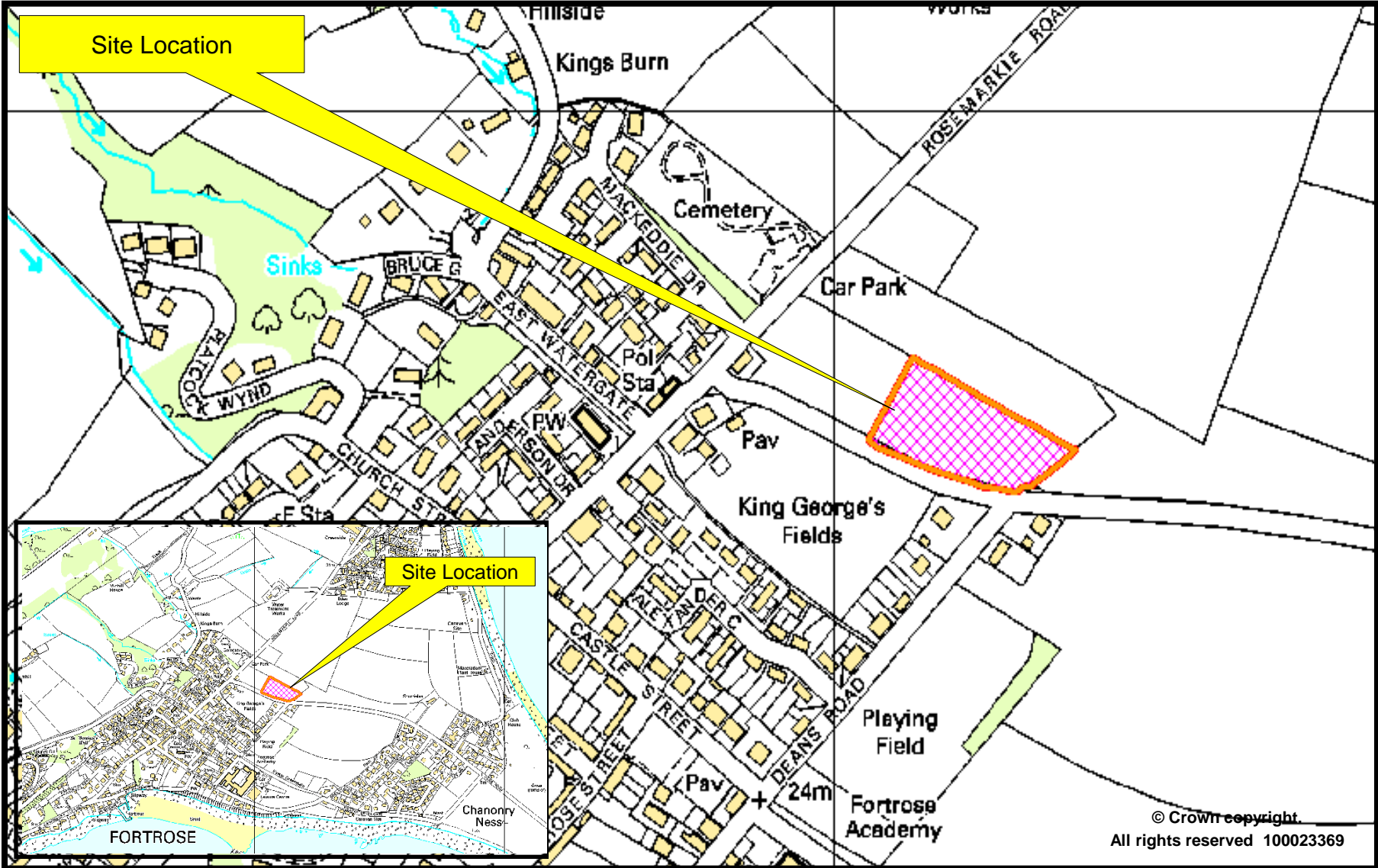
- Plan 1 – 9066-L(90)002-B – Location Plan
- Plan 2 – 9066-PL(90)002-B – Site Layout
- Plan 3 - 9066-PL(90)102-B – Sections
- Plan 4 – 9066-PL(04)101-A – Elevations
- Plan 5 – 9066-PL(04)102-A – Elevations
- Plan 6 – 9066-PL(04)103-A – 3D Views
- Plan 7 – 9066-PL(04)104-A – Visualisations
- Plan 8 – 9066-PL(20)101-A – Ground Floor Plan
- Plan 9 – 9066-PL(20)102-A- First Floor Plan

Appendix – Letters of Representation

Name	Address	Date	For/Against
1. Mr and Mrs James and Lesley Grant	Scorrielea, 1 Ness Road, Fortrose, IV10 8SD	12/06/17	Against
2. Mrs Naomi Lloyd	Cladach, 20 Marine Terrace, Rosemarkie, Fortrose, IV10 8UL	08/06/17	Against
3. Mr Alan Smith	10 Green Drive Inverness, IV2 4EX	15/06/17	Against
4. Mr John Fair	Strathallan, 17 Deans Road, Fortrose, IV10 8TJ	19/06/17	Against
5. Mr Julian Taylor	9 Ryebank, Rosemarkie, Fortrose, IV10 8XB	31/05/17	Against
6. Janet L Syer and Michael L Wood	8 Greenside Avenue Rosemarkie, Fortrose, IV10 8XA	15/06/17	Against
7. Mr Maurice MacRae	Ness Lodge, Ness Road, Fortrose, IV10 8SD	08/06/17	Against
8. Mr David Pocock	Arawa, 4 High Street, Fortrose, IV10 8SX	18/06/17	Against
9. Mrs Maggie Wynton	Fieldhead, Fortrose, IV10 8SN	12/06/17	Against
10. Mrs Ann Forbes	4 The Orchard, Ness Road, Fortrose IV10 8SD	16/06/17	Against
11. Mr Marc Cochrane	Willow Croft, Newton of Ferintosh, Conon Bridge, Dingwall, IV7 8AS	18/06/17	For
12. Mrs Hannah Brown	19 Barley Row, Conon Bridge, Dingwall, IV78DJ	16/06/17	For
13. Mrs Wilma Halley	West Lodge, Belton, Munloch, IV8 8PF	20/06/17	For
14. Mr Henry Sleigh	Cairngorm, Lethen, Nairn, IV12 5QJ	15/06/17	For
15. Bill and Brenda Martin		06/06/17	For
16. Mrs Valerie	Rose Cottage, St Andrews Walk Fortrose, IV10 8TP	13/06/17	For

Cartwright			
17. Mrs Sara Grant	Roskill House, Munlochy, IV8 8AB	16/06/17	For
18. Julian and Elizabeth Leisegang	11 Station Crescent, Fortrose, IV10 8SZ,	19/06/17	For
19. Mr Murdo Grant	5 Greenside Avenue, Rosemarkie, Fortrose IV10 8XA	04/06/17	For
20. NHS Highland, Per - Ms Deborah Jones	Larch House, Stoneyfield, Business Park, Inverness, IV2 7P A	28/07/17	For
21. Mr Ewan MacArthur	Kenavara House, Cromarty Mains, Cromarty IV11 8XS	20/06/17	For
22. Mr Brian Devlin	Winter Trees Rosemarkie Fortrose IV108SJ	08/06/17	For
23. Mr David O'Connor	6 Station Road, Dingwall IV15 9JX	14/06/17	For
24. Mrs Margaret Neilson	Wade's Way, Grantown-On-Spey, PH26 3NQ	29/06/17	For
25. Mr Murray Mackay	Silver Birches, 17 Kinnairdie Avenue, Dingwall IV15 9LL	15/06/17	For
26. Janet MacIver	15 Crawford Avenue, Rosemarkie, Fortrose IV108UX	14/06/17	For
27. Miss K Drought	79 High Street, Fortrose, IV10 8TF	14/06/17	For
28. L Clydesdale	2 Feddon Hill Fortrose	11/07/17	For
29. Kathleen Patience	Eastcott, 60 High Street, Fortrose, IV10 8TF	11/07/17	For
30. Mr Murdoch MacPhail	9 Academy Street, Fortrose, IV10 8TW	15/06/17	For
31. Mr Allan Dreghorn	Flat 1, Heatherley House, 22 Culduthel Road, Inverness, IV2 4AJ	21/06/17	For
32. Mrs Carola Martin-Smith	The Mended Drum, 6 Fiery Hillock Ness Road East, Fortrose, IV10 8SE	19/06/17	For
33. Mr Christos Geronikolos	11 Culduthel Mains Court, Inverness IV26RF	14/06/17	For
34. Mr Graham Mowat	2 Newhall, Balblair, Dingwall IV7 8LZ,	27/06/17	For

35. Mr Alasdair MacPherson	64B Bellfield Road, North Kessock. Inverness, IV1 3XX	03/07/17	For
36. Mrs I Ross	35 Mackenzie Place, Avoch, IV9 8QW	06/07/17	For
37. Highland Senior Citizens Network	Box 301, 24 Station Square, Inverness, IV1 1LD	16/06/17	For
38. Mr Chris And Mrs Val Skelton	Roth-Ach, Cemetery Brae, Avoch., IV9 8QS	21/06/17	For
39. Mr Graham MacIver	Flowerburn Mains, Rosemarkie, Fortrose IV10 8SJ	11/06/17	For
40. Anne and Sandy Jack	The Oaks, 14 Canonbury Terrace, Fortrose IV10 8TT	17/06/17	For
41. Mrs Karen Rippard	18 Laburnum Drive, Milton of Campsie Glasgow, G66 8HY	26/06/17	For
42. Mr Angus Macdonald	Torgorm Farmhouse, Conon Bridge, Dingwall, IV7 8DN	19/06/17	For
43. Rev Alexander Sutherland	Free Church Manse, Station Road Fortrose, Ross-shire, IV10 8SY	18/07/17	For
44. Mrs M Smith	30 Riverford Crescent, Conon Bridge, Dingwall IV78HL	05/07/17	For
45. Mr John B Jack	Sandwood, Ness Road, Fortrose IV10 8SD	12/06/17	For
46. Mr Ian Blackford MP	Knockbreck, Hallin, Isle Of Skye, IV55 8GP	05/07/17	For
47. Mrs R H Simpson	10 Rodger Court, Fortrose, IV10 8UA	24/08/17	For
48. Mr Stuart Edmond	Seawinds, 1 Fiery Hillock, Ness Road East Fortrose, IV10 8SE	09/06/17	For
49. Mr William Gray	11-13 Henderson Drive, Inverness, IV1 ITR	22/06/17	For
50. Inverness Chamber Of Commerce Per: Stewart Nicol	31-33 High Street, Inverness, IV1 1HT	20/06/17	For
51. Mr Alasdair And Mrs Veronica Taylor	12 Crawford Avenue Rosemarkie, Fortrose, IV10 8UX	19/06/17	For
52. Mr Kenneth McKenzie	The Mount, Dingwall, IV15 9TT	27/06/17	For
53. Mr Graeme Sutherland	Aspen House, Kincurdy Drive Rosemarkie, Fortrose, IV10 8SJ	28/06/17	For
54. Mrs Jennifer MacArthur	Kenavara House Cromarty Mains, Cromarty IV11 8XS	21/06/17	For



Site Location

Site Location

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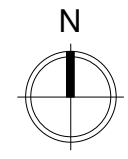
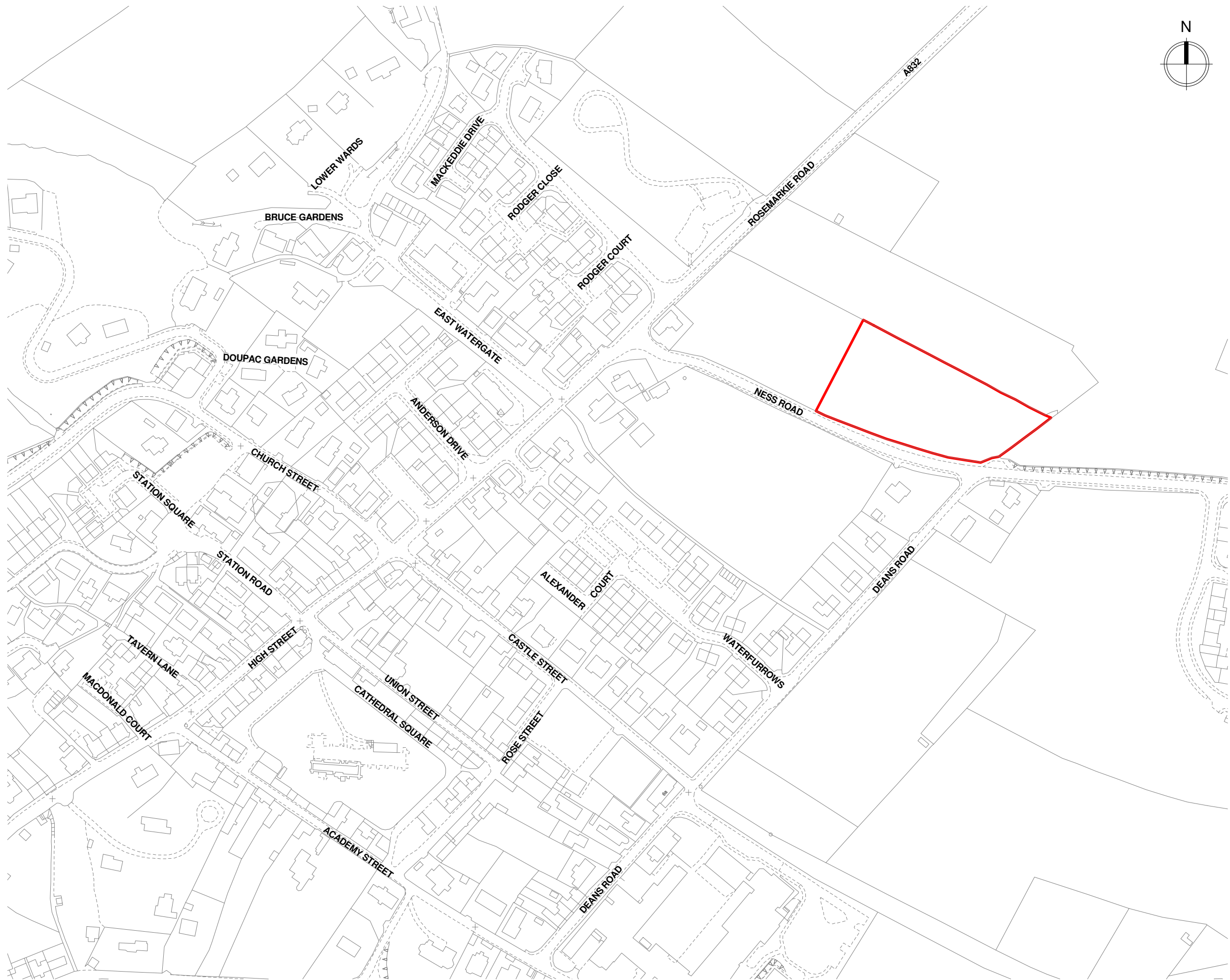
Planning and Development Service

17/02523/FUL
Erection of 40 bedroom care home

09.10.2017



Scale:



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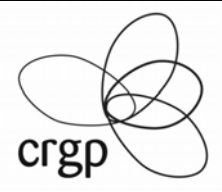
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Architecture Building Surveying Project Management Quantity Surveying



CLIENT
Parklands Group
 High Street, Buckie
 Moray, AB56 4AD

PROJECT
New Care Home, Fortrose

DRG. TITLE
Location Plan

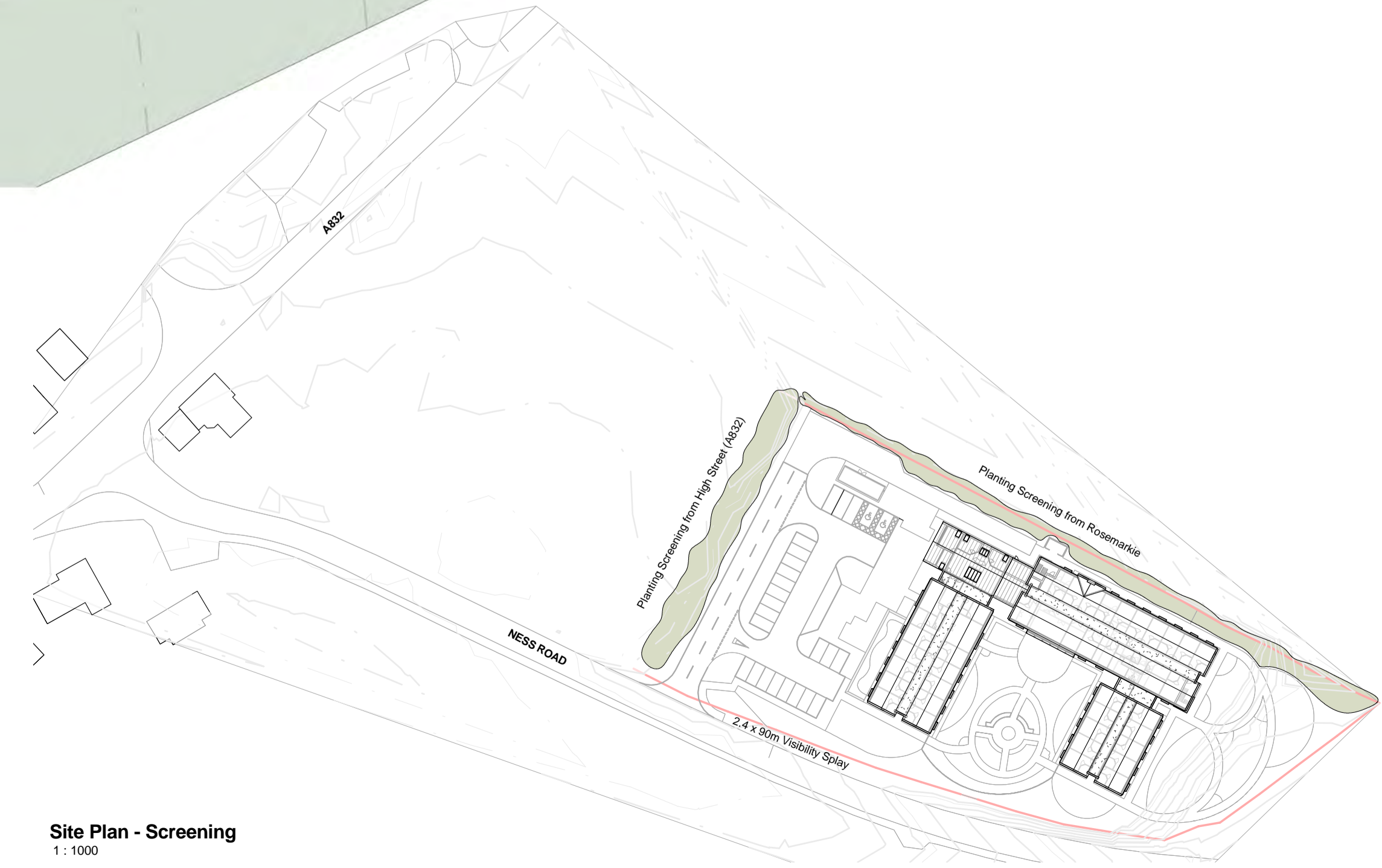
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Site Plan
1:200



Site Plan - Screening
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Parklands Care Homes

PROJECT
40 Bed Care Home, Fortrose

DRG. TITLE
Site Plan

STATUS **PLANNING**

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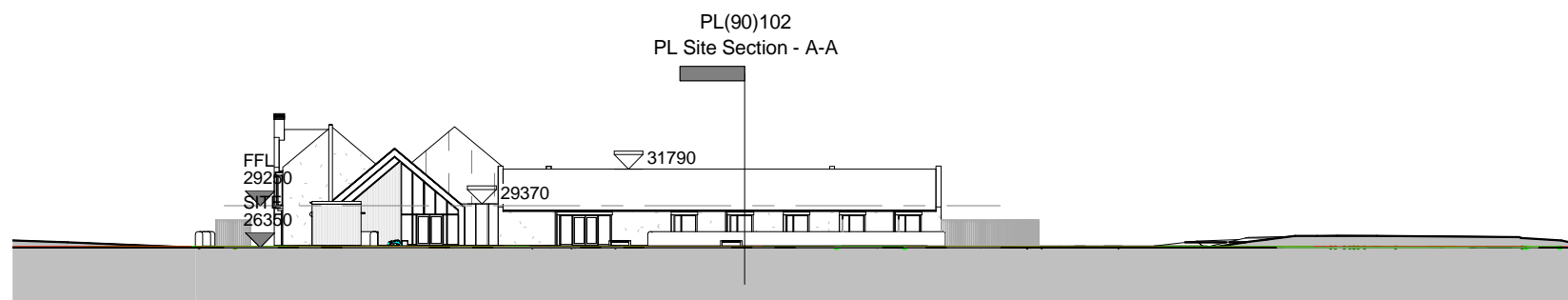
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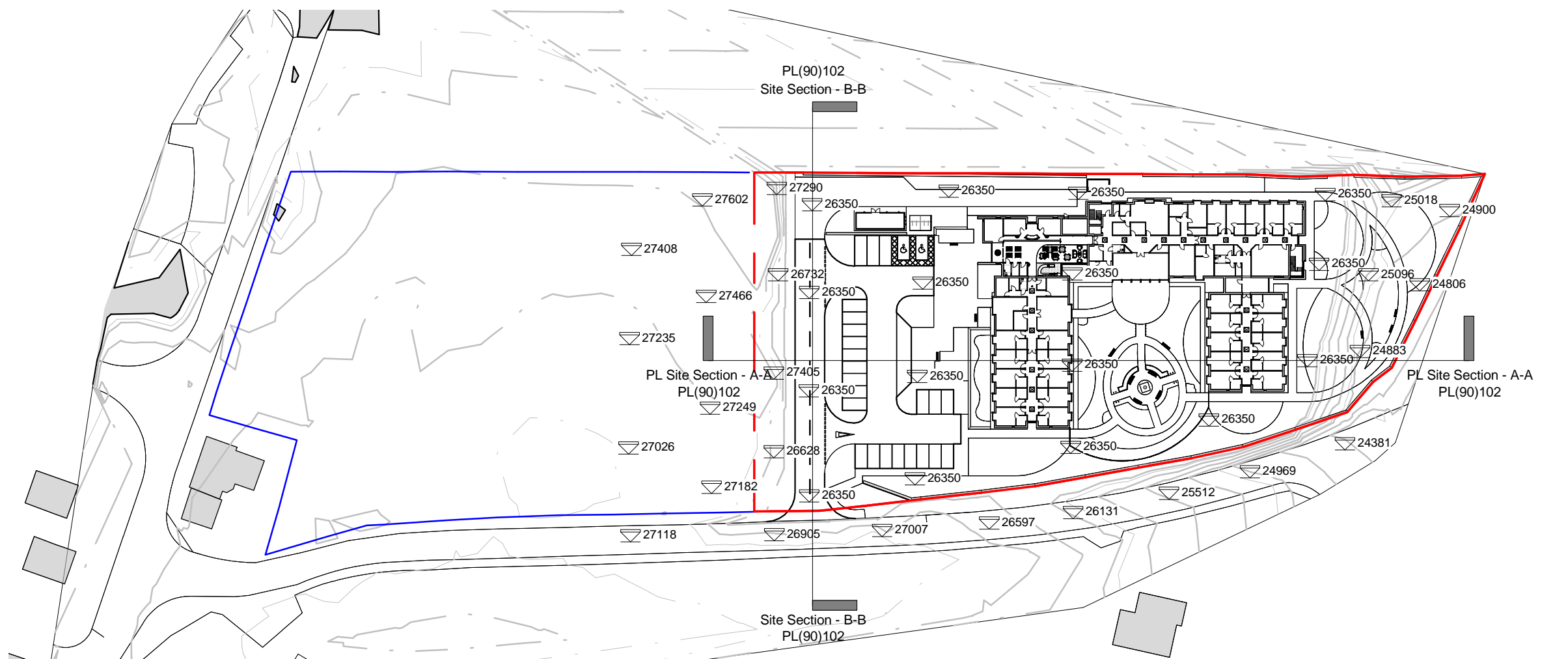
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Site Section - A-A
1 : 500



Site Section - B-B
1 : 500



Site Levels Plan
1 : 1000

B	14/09/17	Biomass flue height revised to 8.5m	
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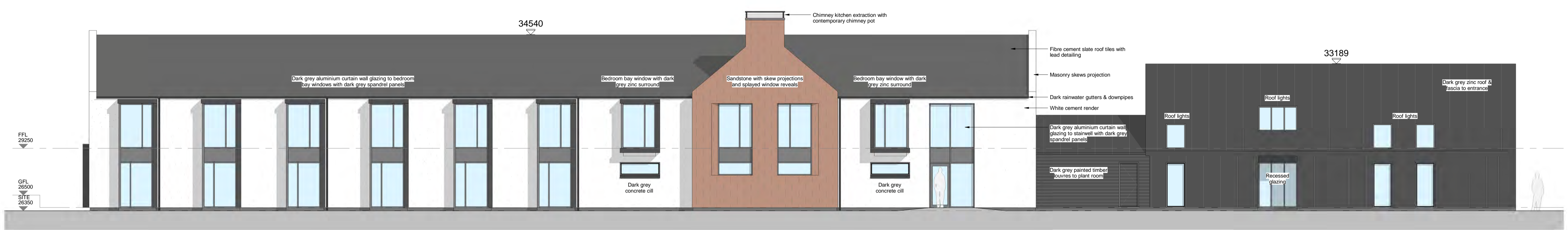


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PROJECT			
40 Bed Care Home, Fortrose			
DRG. TITLE			
Site Sections & Levels			
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Elevation A
1:100



Elevation B
1:100



Elevation C
1:100



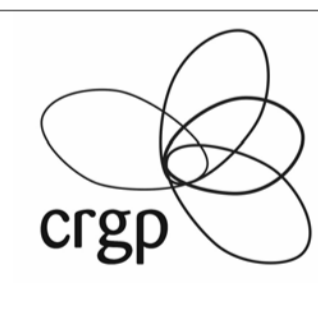
Elevation D
1:100

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Moray, AB56 4AD

PROJECT
40 Bedroom Care Home

DRG. TITLE
Elevations A - D

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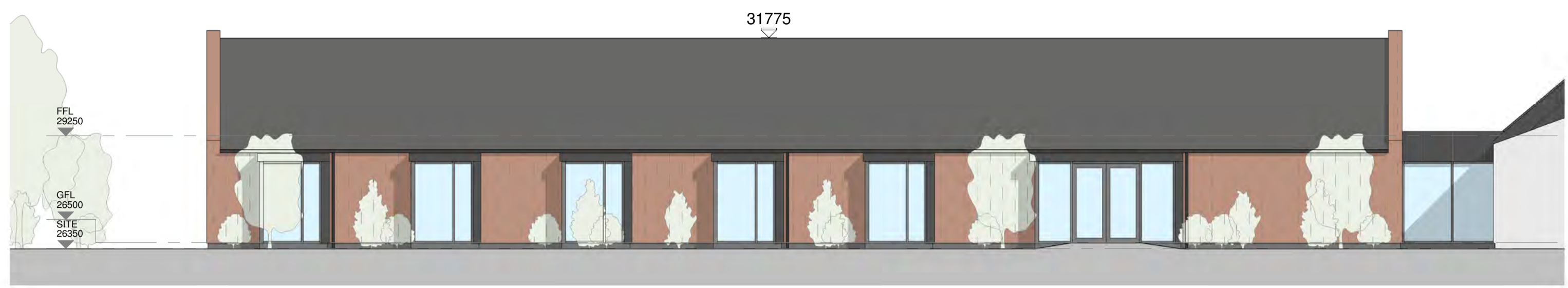
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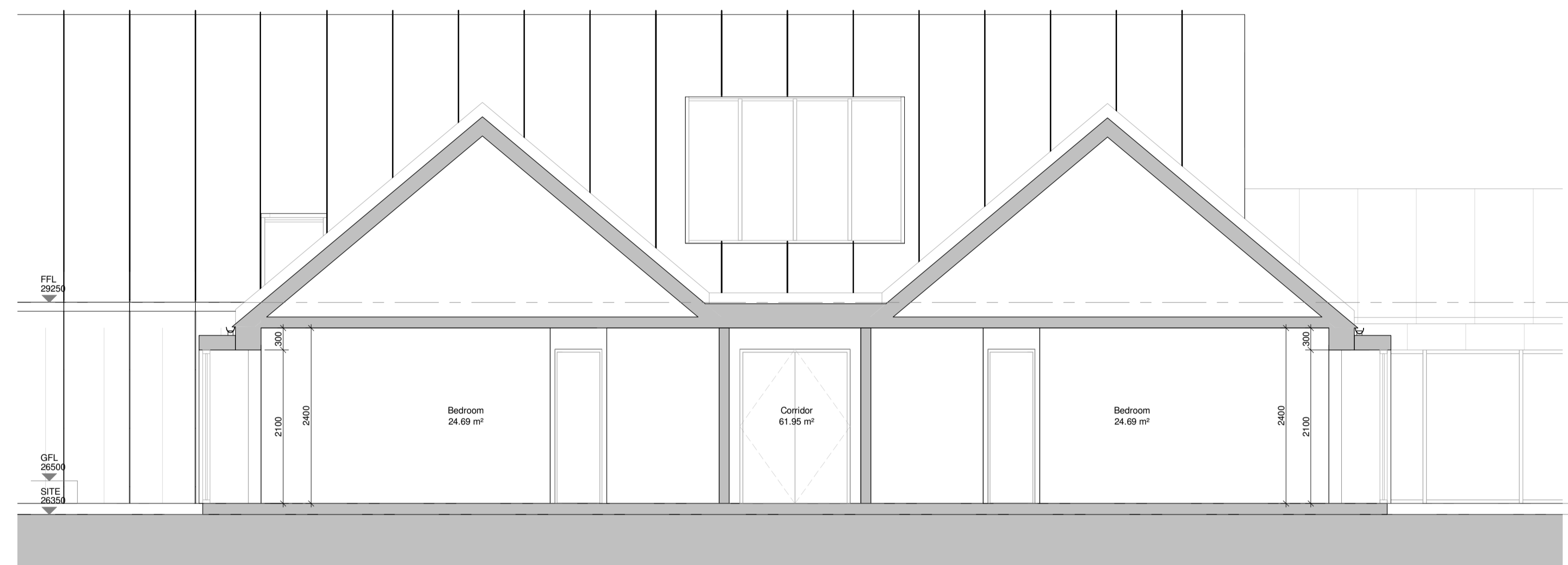
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Elevation E
1 : 100



Elevation F
1 : 100



Section A
1 : 50



Section B
1 : 50



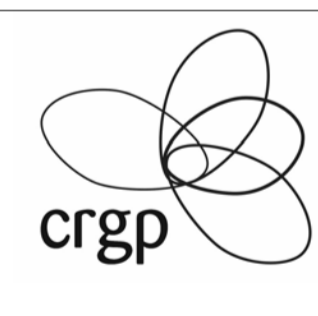
Section C
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Architecture Building Surveying Project Management Quantity Surveying

CLIENT
Parkland Developments
High Street, Buckie
Moray, AB56 4AD

PROJECT
40 Bedroom Care Home

DRG. TITLE
Elevation E & F, Sections A - C

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Building 3D View 01



Building 3D View 02



Building 3D View 03



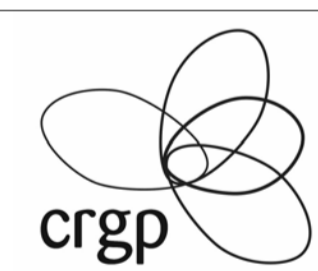
Building 3D View 04

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Moray, AB56 4AD

PROJECT
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DRG. TITLE
Building 3D Views 01 - 04

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Frontal View



Gable View



Courtyard View



Entrance View



Garden View

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Architecture Building Surveying Project Management Quantity Surveying

CLIENT
Parklands Care Homes

PROJECT
40 Bed Care Home, Fortrose

DRG. TITLE
Exterior Visualisations

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Accommodation

- Accessible Sanitary
- Bedroom
- Circulation
- Social
- Staff
- Store



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Room Schedule		
NAME	AREA	Count
GFL		
Acc' Bathroom	10.29 m²	1
Acc' WC	12.26 m²	3
Accessible Bathroom	10.90 m²	1
Bedroom	640.97 m²	26
Cold Store	4.88 m²	1
Corridor	232.33 m²	4
Day / Dining	106.24 m²	2
Dry Store	8.90 m²	1
Entrance	9.20 m²	1
Female Changing	9.32 m²	1
Hair Dresser	18.03 m²	1
Hoist	18.46 m²	2
Interview	14.46 m²	1
Kitchen	52.80 m²	1
Laundry	47.14 m²	1
Lift	4.10 m²	1
Linin	7.60 m²	2
Male Changing	8.44 m²	1
Managers Office	14.40 m²	1
Plant Room	16.16 m²	1
Quiet Room	60.96 m²	2
Reception / Waiting / Cafe	122.97 m²	1
Slice	12.83 m²	2
Staff Room	19.01 m²	1
Staff Shower	5.69 m²	1
Staff WC	2.78 m²	1
Stair 01	14.75 m²	1
Stair 02	16.21 m²	1
Store	45.80 m²	7
Treatment Room	9.90 m²	1
Visitor WC	4.00 m²	1
FLL		
Accessible Bathroom	18.18 m²	1
Accessible WC	6.81 m²	2
Bedroom	347.11 m²	14
Corridor	94.77 m²	1
Day / Dining	56.53 m²	1
Hoist	8.47 m²	1
Lift	4.10 m²	1
Linin Store	3.73 m²	1
Quiet Room	25.71 m²	1
Slice	13.02 m²	1
Stair 01	14.75 m²	1
Stair 02	15.19 m²	1
Store	13.13 m²	1
	2183.37 m²	

Rev	Date	Description	By
A	-	Original - First Issue	

CRGP Limited
Unit 9 The Green House
Beachwood Business Park
Inverness IV2 9BL

also in Glasgow

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Architecture Building Surveying Project Management Quantity Surveying

CLIENT
Parkland Developments
High Street, Buckie
Moray, AB56 4AD

PROJECT
40 Bedroom Care Home

DRG. TITLE
Ground Floor Plan

STATUS **PLANNING**

DRAWN WM SCALE 1:100

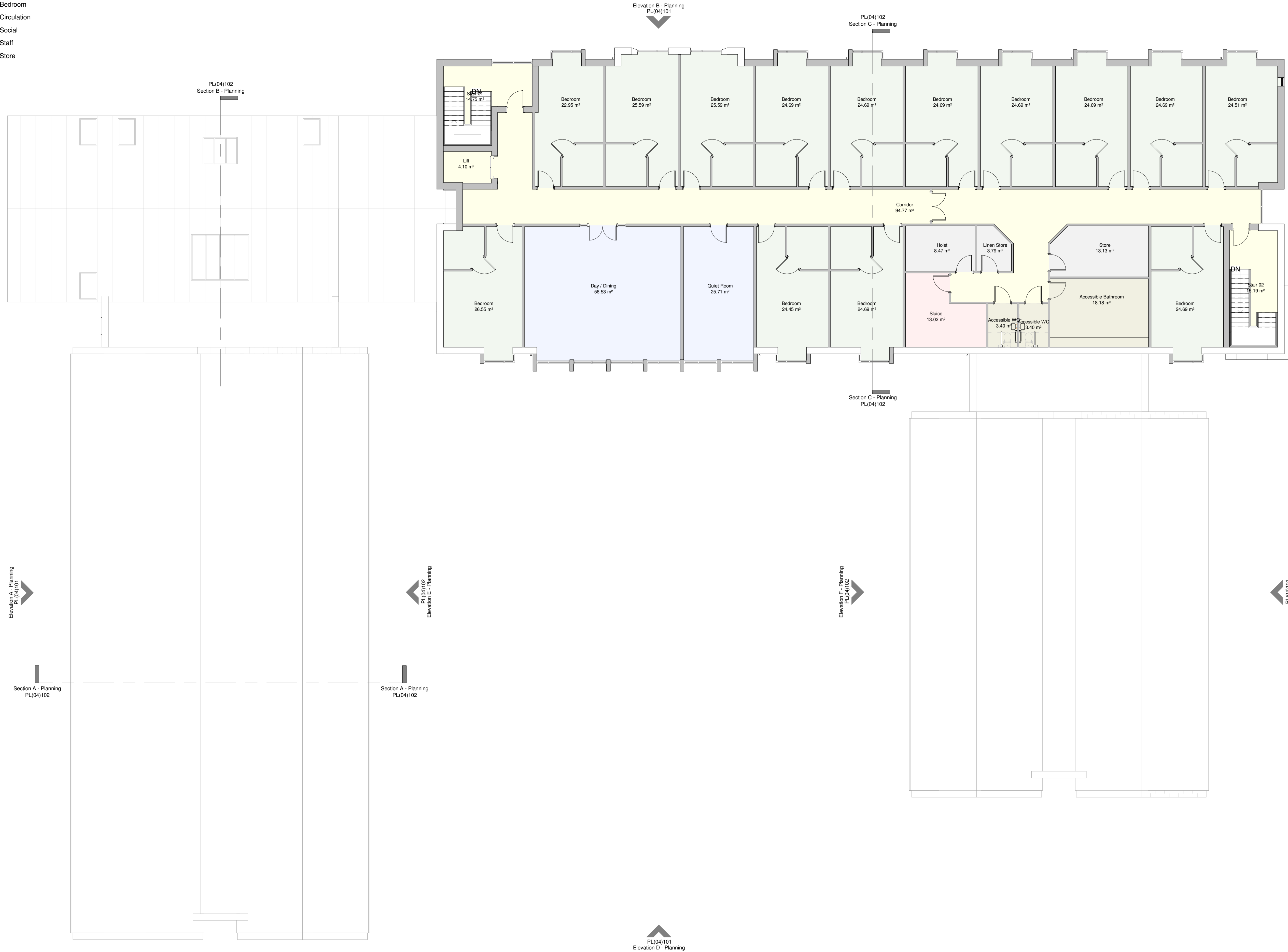
CHECKED BMcF ORIGINAL A1

JOB NO. 9066 DATE 25/05/17

DRG. NO. -REV.
9066 - PL(20)101-A

Accommodation

- Accessible Sanitary
- Bedroom
- Circulation
- Social
- Staff
- Store



ALL DIMENSIONS TO BE CHECKED ON SITE
DO NOT SCALE FROM THIS DRAWING.
USE FIGURED DIMENSIONS ONLY.
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Room Schedule		
NAME	AREA	Count
GFL		
Acc' Bathroom	10.29 m²	1
Acc' WC	12.26 m²	3
Accessible Bathroom	10.90 m²	1
Bedroom	640.97 m²	26
Cold Store	4.88 m²	1
Corridor	232.33 m²	4
Day / Dining	106.24 m²	2
Dry Store	8.90 m²	1
Entrance	9.20 m²	1
Female Changing	9.32 m²	1
Hair Dresser	18.03 m²	1
Host	18.46 m²	2
Interview	14.46 m²	1
Kitchen	52.80 m²	1
Laundry	47.14 m²	1
Lift	4.10 m²	1
Linen	7.60 m²	2
Male Changing	8.44 m²	1
Managers Office	14.40 m²	1
Plant Room	16.16 m²	1
Quiet Room	60.99 m²	2
Reception / Waiting / Cafe	122.97 m²	1
Sluice	12.83 m²	2
Staff Room	19.01 m²	1
Staff Shower	5.69 m²	1
Staff WC	2.78 m²	1
Stair 01	14.75 m²	1
Stair 02	15.21 m²	1
Store	45.80 m²	7
Treatment Room	9.90 m²	1
Visitor WC	4.00 m²	1

FFL		
Accessible Bathroom	18.18 m²	1
Accessible WC	6.81 m²	2
Bedroom	347.11 m²	14
Corridor	94.77 m²	1
Day / Dining	56.53 m²	1
Hoist	8.47 m²	1
Lift	4.10 m²	1
Linen Store	3.79 m²	1
Quiet Room	25.71 m²	1
Sluice	13.02 m²	1
Stair 01	14.75 m²	1
Stair 02	15.19 m²	1
Store	13.13 m²	1
Total	2183.37 m²	

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40 Bedroom Care Home

DRG. TITLE
First Floor Plan

STATUS **PLANNING**

DRAWN WM SCALE 1 : 100

CHECKED BMcF ORIGINAL A1

JOB NO. 9066 DATE 25/05/17

DRG. NO. -REV.
9066 - PL(20)102-A