

LONG BUCKBY CARE HOME



SECURED PLANNING CONSENT AT APPEAL FOR A CARE HOME, EXTRA CARE UNITS AND BUNGALOWS

The client acquired the site for the provision of a 72-bed care home, 10 extra care units, and 7 extra care bungalows.

The Council refused permission on the grounds that the location of the proposed development was: remote from the existing amenities within Long Buckby village; unsuitable due to proximity to a general industrial area, railway line and busy road; and not a sustainable travel location.

However, the Planning Inspector agreed with the case advanced by Optimis in that the appeal site was a suitable location in terms of accessibility by sustainable modes of travel and to local services and facilities. The Inspector also found that the implementation of an appropriate noise mitigation scheme could be secured as part of the reserved matters.

Optimis worked with the Inspectorate and the Council to ensure the completion of the Planning Obligation to the satisfaction of the Planning Inspector.

DESCRIPTION:

Planning consent was granted for the provision of a 72-bed care home, 10 extra care units and 7 extra care bungalows, which, following a refusal by the Council, Optimis successfully challenged at appeal.

PLANNING AUTHORITY:

Daventry District Council

PROJECT TYPE:

Outline application for 72-bed care home, 10 extra care units, and 7 extra care bungalows

EXPERTISE:

Care homes; appeals; planning obligations

Key facts

- Providing initial planning advice to inform the proposals.
- Liaising with architect and other consultants in respect of the preparation of plans and technical reports.
- Preparation of Planning Statement and Planning Obligations Statement to accompany application.
- Submission of Planning Application to Daventry District Council and monitoring its progress.
- Preparation of Appeal Statement and submission of Appeal to Planning Inspectorate.
- Management of appeal process, including rebutting the Council's case.
- Negotiating resolution of the Planning Obligation

Optimis is an **award winning planning and development consultancy** providing a **bespoke service** to **private and business clients** delivering **customer focussed, commercial sound advice.**

Planning 01234 330624 Land 01234 210014