



OUTLINE PLANNING APPLICATION DESIGN, ACCESS & PLANNING STATEMENT

for

**A NEW SPECIALIST & EXTRA CARE FACILITY
EXTENSION AT PENDINE PARK, SUMMERHILL
WREXHAM, LL11 4YE**

On behalf of

**Mr Mario Kreft MBE
Pendine Park Care Organisation (Summerhill) Ltd**

Job No: 4135-1
Date: 20th November 2018
Revision: A – compressed images



1.0 INTRODUCTION

- 1.1 The purpose of this Preliminary Statement is to provide background supporting information explaining the reasons behind the property design, the site orientation and choice of materials.
- 1.2 Pendine Park Nursing Home occupies a parkland area associated with a former country house demolished some decades ago. It was established by Mario Kreft MBE and his wife Gill.

Understanding that everyone is different and that needs can, and do, change over time, the Pendine Park care services have expanded in relation to growing demand in the community.

Mario and Gill wanted to provide continuity of care by developing centres of excellence for niche care services. They have built a team of caring experts and offer a wide choice of individually tailored and specialist care services. These services cover all ages and look after people in their own homes, as residential clients and as respite and day care clients. Everyone has the care that is just right for the individual and their circumstances.

The existing care facilities and nursing home has progressively expanded over a number of years since the first element of the complex was built, and now comprises a collection of main building elements grouped around the area of the original formal garden, the most recent of which, a resident's pavilion, was permitted in 2012 but not yet constructed.

The different buildings provide residential accommodation for all ages of adults with a wide range of medical conditions and nursing care requirements, including brain acquired injury, dementia, physical impairment and mental illness.

In total the nursing home provides living accommodation for nearly 250 residents, who are provided with a significant level of nursing, medication and treatment services on site including dementia care, and critical injury care and rehabilitation. Pendine Park works in conjunction with the Betsy Cadwaladr University Health Board (BCUHB) and Wrexham County Borough Council and social services for the accommodation and rehabilitation of patients, and assist in relieving a lot of the local burden the main service providers experience in the area.

Pendine Park is the largest private service provider to BCUHB and the County Borough Council in Wrexham and North Wales for dementia, specialist and elderly care and rehabilitation treatments.

With a growing and ageing population, the demand for centres of excellence such as Pendine Park is ever increasing, and there is a real need to ensure that the Authority's LDP makes appropriate and practical provision for the ongoing development of Pendine Park as a recognised special case support centre for the local and wider community.

The Census projection figures to 2035 indicate a 119% increase in elderly population in the area over the next 18 years, and confirms the largest growth will be in the 80+ age bracket. This will bring increased demand for specialist care services such as Dementia Care and other age-related ailments.

The North Wales Social Care and Well Being Services improvement Collaborative report "North Wales Population assessment – 1st April 2017" produces collaboratively between the Betsy Cadwaladr University Health Board and the six North Wales Councils (including Wrexham CBC) and supported by Public Health Wales to meet the requirements of the Social Services and Wellbeing Act (Wales) 2014, concluded key issues and local development requirements for Wrexham County Borough Council are as follows:

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Wrexham include:

- *Developing Extra Care offering mixed tenure independent living (Dementia, Disability, Learning Difficulties) including specialist provision (Extra Care) for younger adults with a disability to reduce out of county placements. Also Interested in developing Intermediate Care using Extra Care facilities and developing step up step down beds.*
- *Planned reduction in general residential places and increase in general and EMI nursing across Wrexham. Ideally homes would be dual registered. (Page 116)*

This application for Pendine Park is wholly in keeping with the recommendations of the report.

Proposals have been submitted for the amendment of the draft LDP2 to include a specific care allocation for Pendine Park (within the landscaped former garden areas of the site) that will safeguard the maintenance of current services and aid the development of future essential services at Pendine Park, along with protecting and encouraging growth of local employment, and will allow further development of facilities and services to the overall benefit of the community in and around Wrexham.

Pendine Park Care organisation are the largest providers of care in Wales and also one of Wrexham's largest employers, with currently 500+ staff at Pendine Park, up to 50 staff at Bromfield House on the Wrexham Technical Park, and more than 100 staff at Bryn Seiont in Caernarfon.

As one of the largest employers in its sector in the region Pendine Park are proud of the ground-breaking work it has been pioneering over recent years, and has gained recognition and awards for the staff and owners alike (*see appendices*).

Pendine Park also offer the local community workforce opportunity to study and gain additional qualifications at its specialist Pendine Academy of Social Care, and has long-standing educational and working arrangements with Coleg Cambria to provide in-house and external training courses. This educational training is supported and funded by the Welsh Assembly Government via Coleg Cambria, and offers an important centre of excellence for Social and Community Care training to local people in the Wrexham area.

Within the Wrexham County Borough Council area and wider North Wales and North West region, Pendine Park is a key strategic independent supplier of specialist care services and the largest of its kind working with the Betsy Cadwaladr University Health Board & Wrexham County Borough Council Social Services. The facilities and award winning infrastructure has been operational on site for over 30 years, and should be classed as a key strategic site for care services provision within the emerging LDP for the duration of the Local Plan and beyond.

- 1.3 This Outline planning application with all matters reserved seeks the support of Wrexham County Borough Council to extend the facilities already operating at Pendine Park in order to provide much needed services and care to the Community that is already clearly in demand by Wrexham Social Services and the Betsy Cadwaladr University Health Board.

The proposals seek support from the Council in principle for the safeguarding of existing and future employment through practical and appropriate development of the site that is sympathetic to its surroundings and adds to the community benefit and value.

The current green wedge classification should not become a barrier to this proposal for development of an existing brownfield site, and submissions to the LPD-2 consultation process has provided significant evidence as to why ongoing support for development at Pendine Park is essential for maintenance of Specialist Care facilities, ongoing and future jobs, and further specialist education at this award winning centre of excellence.



2.0 BACKGROUND: WHY THE FUTURE INCREASING DEMAND FOR SPECIALIST CARE?

2.1 Interesting and relevant statements taken from Wrexham Older Persons Housing Needs and Aspirations Study 2013

By 2040, it is estimated that there will be 15 million people aged 65 or over, compared to 8.7 million aged 16 and under. This imbalance in age groups is the definition of an ageing population.

The positive aspects of an ageing population are people are enjoying longer, fuller retirement or continuing to work in their 70s.

As people grow older their circumstances change:

- Lifestyle and working patterns begin to change, people may think about phased retirement
- Many may take on caring responsibilities, for grandchildren if their parents go out to work, or care for older relatives or partners after illness
- Financial circumstances may change, for better or worse
- Health may increasingly be of concern and people may begin to think about the implications of this for the future
- Children may have left home and may not need the same space in their homes.

A wide range of consumer research with older people shows that aspirations in relation to housing and care in older age are changing.¹ Older people today have quite different expectations from those of previous generations. Older households are much less likely to move than younger households, the majority of older people want to retain their independence and remain in their homes for as long as possible.

However there will be a need to provide attractive alternatives for those older people who want or may need to move home. Housing should be well designed with growing older in mind; it should meet the needs of all age groups – adaptable 'homes for life'. Housing is central to the challenge of an ageing population.

At a national policy level there is a strong commitment to helping older people remain in their own home for as long as possible, through providing services that support their independence. The National Housing Strategy for Wales, **Improving Lives and Communities – Homes in Wales (2010)** sets out priorities to respond to the needs of an ageing population by;

- developing more ways of meeting the housing needs of an ageing society,
- enabling people to live independently for as long as possible in their own homes
- where necessary, providing quality care and support.

In 2003, in recognition of the demographic changes in society the Welsh Assembly Government published a Strategy for Older People in Wales (WAG, 2003). The aim of the strategy was to enable a range of public and independent sector bodies to develop policies and plans that address the needs of an ageing population.

The strategy also led to a strong drive for every local authority to provide Extra Care housing. It also emphasised the importance of support services to enable people to remain in their homes, and to remain fit, healthy and independent.

¹ *Breaking the Mould, National Federation of Housing 2011*

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The next phase of the Strategy for Older People in Wales (WAG 2013-2023) was launched in May 2013, focuses on ensuring that older people in Wales have the resources they need to deal with the challenges and opportunities they face. Three of the outcomes the Strategy wants to achieve are:

Housing – older people have access to housing and services that support their needs and promote independence.

Access to information – older people have access to information and advice about services and opportunities, and are not disadvantaged when accessing them

Energy – older people live in energy efficient homes and can afford to heat their homes to the temperature required to protect health.

Under the Strategic Theme of People, the Council have identified the need to assist older people to live independently as one of their Priority Outcomes for 2013-2017. *PE5 – All Vulnerable Older People are safe, and have optimal health, independence and well being.*

2.2 The main findings of the study show:

- a) 77% of householders want to remain in their own homes as they are getting older which means that they will need access to a range of help and support that will enable them to maintain and stay in their own homes.
- b) Many acknowledged that there may come a time when there is a need to move.
- c) More than a third of older persons surveyed would prefer to move to a bungalow when they are no longer able to manage in their own home.
- d) Few developers are currently building bungalows as they take up a larger amount of land, and are therefore more expensive for the developer, so current supply is being met through turnover in the existing stock. However, it should be possible to build smaller, terraced or semi-detached bungalows with small gardens to meet this need.
- e) Space continues to be important as people grow older. Most people responded that they need sufficient storage space for all their belongings and a spare room for relatives or friends. Outdoor space is still important, but gardens need to be smaller and easy to maintain.
- f) The study showed that there is still demand for Sheltered Housing accommodation, but respondents felt that accommodation in some schemes needed to be updated to be attractive to older people who have higher expectations than previous generations.
- g) Extra-care housing should be included as one of the models of housing available to meet the needs and aspirations of older people, but key to successful scheme is the location.
- h) The study showed that 40% of Older Persons who thought they may move in the future would prefer to buy a suitable property and 38% would consider renting.
- i) The respondents felt that the choice of housing in Wrexham currently is limited, partly because nearly all specialist housing for older people involves renting, there are few opportunities to purchase older persons accommodation.

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Nearly one quarter, (31,709) of the total population in Wrexham are aged 60 or over.

In Wrexham, the 2010 population projections predict that the number of people over the age of 65 will increase by 46% to 35,516 by 2032. (Source – Corporate Research and Information Unit, Conwy County Borough Council)

Table 1 in the *Evidence Base* shows the percentage increase in population across the age groups. The largest increases are in the age groups of 70+, 75+ and 90+.

These increases will have a significant impact on demands for housing, for people looking to downsize for their retirement and from increasing numbers of people requiring either care at home or specialist housing.

The increase in the age of the population and the increase in the amount of people living alone could be attributed to the lack of housing options for older people living as their need for security, support and care increase.

A recent study by Age UK, shows more clearly than before that being lonely and isolated is not only miserable, it is a real health risk, increasing the risk of early death. Disability, poor health, poverty and no access to transport all contribute to people feeling cut off from their family, friends and local community meaning many older people have little or no social interaction. (Age UK – Loneliness and Isolation Evidence Review)

Family homes in all tenures are being under-occupied by older people: these homes cost more to run and their design is often unsuitable for needs as people age. As these households are less likely to move, the increased number of households may result in the housing market overall becoming less fluid, particularly in locations with the highest proportions of older households. Family houses are likely to remain occupied by older people longer.

This is likely to push up demand (and prices) for some homes which will impact on the accessibility of the housing market for those less able to compete. This effect is likely to have more serious implications for the social rented sector where older households occupy large social rented dwellings which could be freed for other priority households on local housing registers.

Unfitness is generally strongly associated with older dwellings. The Private Sector Condition Survey carried out on behalf of WCBC by Fordham Research Ltd in March 2006, showed that properties built before 1919 exhibited a high rate of unfitness and the older the dwelling, the lower the SAP rating (Standard Assessment Procedure). Dwellings built pre-1919 have an average SAP of 39, compared to 60 for post 1980 dwellings. The Strategy for Older People in Wales 2013-2023 Welsh Government, have stated by 2023 they want to ensure that older people live in energy efficient homes and can afford to heat their homes to the temperature required to protect health.

'Decent housing make a fundamental difference to mental and physical health and well-being and has a critical contribution to make to the value and effectiveness of the health and care systems.'

However, the most predominant reason for wanting to stay at home was the ability to remain independent and to retain a sense of freedom. Many people thought that they were too old to move, and that the upheaval of moving somewhere new would be too much for them.

'My wife and I have left it too late to move as we are both in our 80s and it takes a number of years to build up relationships with your neighbours and the community.'

Interview with Owner Occupiers



Older Householders are much less likely to move home than younger ones, the majority of older people want to retain their independence and remain in their homes for as long as possible. However there will be a need to provide attractive alternatives for those older people who want or may need to move home.

Not everyone who grows older will be in need of care, but may require some support or a little bit of help with shopping or gardening. People's needs can vary over time and can decrease as well as increase. Older people's health conditions can improve or disappear, so different models of housing are needed.

Despite this, there was a wide acknowledgement that there may come a time when staying in the family home is no longer possible. An event such as the death of a spouse or the onset of disability can prove to be a catalyst for moving, or for many the decision could be caused by an amalgamation of factors and at this point, looking at alternative housing options may be necessary.

Most older people in Wrexham own their own homes. However there are very few housing options for older homeowners compared with people who rent. Currently in Wrexham there is no specialist provision of private sector older person's housing in Wrexham, other than the small development of 19 bungalows at Gresford. There is a need for a very proactive approach from the council to bring in independent housing and care developers to develop new specialist housing services for older people.

A report published by the House of Lords committee² found that the overall housing market is delivering much less specialist housing for older people than is needed. The report said:

'Central and local government, housing associations and house builders need urgently to plan how to ensure that the housing needs of the older population are better addressed, and to give as much priority to promoting adequate market and social housing for older people as is given to housing for younger people'.

The report also highlighted that UK specialist housing provision falls behind other developed countries, with just 1% of housing stock built as retirement housing. In the USA it is 17% and in New Zealand and Australia 13%.

Respondents were asked about the type of home they would like to occupy in the future. Bungalow was by far the most popular choice, with over a third of the respondents selecting this type of property.

The study has shown that older people consistently express an aspiration for bungalows. However, there is a preference to maximise the use of development land by increasing housing density on new developments.

Bungalow building has ground to a near-halt over the past couple of decades, as planning policy has dictated higher-density development and builders have focused on bigger homes which offer them better returns on their land. Last year, builders registered just 1,700 (2%) of bungalows with the National House-Building Council (NHBC) the fewest since their comparison began in 1986.

² House of Lords report 'Ready for Ageing' published 14 March 2013

By moving, older people are freeing up a substantial amount of housing stock which can then be used by families, young couples and first time buyers seeking to enter the housing market.

It is quite interesting that over a third of the respondents living in a bungalow want to move to another bungalow, the reasons were for a smaller more manageable garden and because of concern about maintaining current property. 70% of the respondents stated that they would want 2 bedroom accommodation.

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There is often a view that older people need less space, but this is a false assumption. Many older people now prefer retirement housing offering 2 bedrooms. Many people want the extra space for personal or health reasons. Other need space to allow children, grandchildren, and friends to stay. They still want sufficient space to entertain friends and to invite family and friends over. They want flexible space that can be easily adapted according to their needs.

There is very clear evidence that the number of people with mobility difficulties increase with old age. 70% of demands for adaptations come from older people³ and the number of disabled older people is set to double over the next 30 year.*

Each year, 1 in 3 people over 65 and almost 1 in 2 people over 85 experience one or more falls, many of which are preventable. A single fall at home that leads to a hip fracture costs the state £28,665 on average – over 100 times the cost of installing hand and grab rails in the average home. Hip fractures are the event that prompts entry to residential care in up to 10% of cases. – Falls and Fractures; Effective interventions in health and social care Department of Health 2009.

Sheltered, retirement or warden-assisted housing are all terms used to describe accommodation provided specifically for elderly people. Schemes usually have the services of a warden or scheme manager, though increasingly this person now lives off site. Each property will have an alarm system so the tenants can summon help in an emergency. Most schemes also have a communal lounge for social activities, and many have additional facilities such as communal laundry and a guest room. Sheltered accommodation provides privacy and independence, but with the reassurance of knowing help can be summoned if necessary and socialising with other people who are retired.

Sheltered housing is not necessarily a long term solution for all older households. Most sheltered housing schemes provide only limited support for elderly people – the intention being to support independence but not to provide extra care. Resident wardens are no longer the norm in sheltered housing schemes and are increasingly being replaced by a mobile warden service.

The vast majority of sheltered accommodation in Wrexham is in the social rented sector. Although research into housing choices and aspirations of older peoples suggest most participants wish to remain in their current homes for as long as possible, these are housing option alternatives which can help maintain independence. These options have traditionally been to downsize to a smaller property or bungalow, or move into specialist or supported accommodation such as sheltered or extra care. In Wrexham, sheltered accommodation is managed by WCBC, Clwyd Alyn Housing Association, Wales and West Housing Association and Abbeyfield Housing Society.

'Extra Care' or 'Assisted Living Housing' is a relatively new concept that is filling an important gap in the housing for older persons. Extra Care housing provides specifically designed schemes of good quality homes and communal facilities including a hairdresser salon, restaurant and residents' lounge, with support and care provided on the site.

³ *The state of social care 2006-07. Commission for Social Care Inspection 2008*

**PSSRU Research Summary 35 March 2006: Thirty-Five Year On: Future Demand for long term care in England*

Extra Care housing enables older, frailer people to remain independent for longer, living in their own home and maintaining a good quality of life. The schemes also help to reduce social isolation by enabling people to remain a part of the community as the schemes are designed to be a 'hub', providing services for other local people in the community as well as those living within the scheme.

Currently there is no specialist provision of private sector older person's housing in Wrexham.

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Older households are much less likely to move home than younger ones, the majority of older people want to retain their independence and remain in their homes as long as possible. However there will be a need to provide attractive alternatives for those older people who want or may need to move home.

Not everyone who grows older will be in need of care, but may require some support or a little bit of help with shopping or gardening. People's needs can vary over time and can decrease as well as increase. Older people's health conditions can improve or disappear, so different models of housing are needed.

There is a need to plan strategically for the accommodation and housing support needs of the older population to ensure that their accommodation preferences will be provided for and that services are integrated wherever possible to enable older people to remain independent for as long as possible.

Work with social and private developers to rebalance the general needs housing market to ensure an adequate supply and wider housing choice for the ageing population.

Ensure that the Local Development Plan takes account of the needs of the ageing population and supports the provision of a variety of housing types appropriate for the needs of older people in that district. The LDP should also support the adaptation of existing older persons accommodation to meet changing needs.

Housing should be well designed with growing older in mind; it should meet the needs of all age groups – adaptable 'homes for life'. Space is important; both good storage space and room to accommodate visiting family – two bedrooms rather than one.

Ensure provision serves the whole of the county borough, avoiding concentration of supply in just one area. In particular, future provision should be made in the housing market areas of Wrexham and the North East area of Wrexham.

3.0 WHAT IS EXTRA CARE AND SPECIALIST DEMENTIA CARE?

3.1 Specialist Care:

'Dementia' embodies a range of progressive, terminal organic brain diseases as the brain undergoes chemical and structural change. Symptoms include memory decline, declining reasoning and communication skills, and loss of basic bodily functions. The World Health Organisation's ICD-10 (2003) defines dementia as:

"A syndrome due to disease of the brain, usually of a chronic or progressive nature, in which there is disturbance of multiple higher cortical functions, including memory, thinking, orientation, comprehension, calculation, learning capacity, language and judgement. Consciousness is not clouded. Impairments of cognitive function are commonly accompanied, and occasionally preceded, by deterioration in emotional control, social behaviour or motivation".

The disease progresses through 3 stages known as early, middle and late. Sufferers require more care and support as the disease progresses. This can be particularly stressful for families of sufferers who witness the debilitating effects of the disease on loved ones and find it increasingly more difficult to care for them. Consequently, individuals require 24 hour care, or specialist supervision.

Younger people with dementia are more prone to suffer mood disorders, memory loss, delusions, behavioural changes and hallucinations.

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Picks disease is a type of dementia that is characterised by frontal lobe degeneration and acute behavioural problems. It is associated with individuals who have developed dementia during midlife. It is a condition that requires intense and specialist support. There is currently no local provision for this group of sufferers.

In order to provide effective care for sufferers it is vital to ensure that individuals are offered care and facilities specific to their needs and age range. This represents a shift towards supporting people in a person – centred way and adopting a “whole system” approach to health, housing and personal services.

A central principle underlying successive governments’ policy is to help people maintain their independence in their own homes for as long as possible and to reduce admissions to care homes. Furthermore, an ageing population and a predicted rise in the number of dementia sufferers to over 1 million by 2025 are placing increasing pressure on all forms of accommodation for older people. This highlights a need for partnership between health, housing and social services. In Wrexham County Borough Council the greatest population sector increase is in the elderly range, and is set to continue and accelerate over the next 15-20 years.

Modern specialist care facilities create a new set of expectations and relationships for residents, their providers and partners. The National Service Framework provides a structure for effective joint working between health, housing and social care staff. It highlights the importance of early detection and diagnosis, single assessment processes, seamless services, and integrated care and for alternatives to residential care.

Representations are currently lodged with the Council regarding the emerging Wrexham Local Plan LP2 for a greater policy support of Specialist care facilities in the Borough, especially in the light of the Welsh Assembly Government Policy document “Prosperity for All – Economic Action Plan”, “The Parliamentary Review of Health and Social Care in Wales – A revolution from within: transforming Health Care in Wales” Final report dated January 2018, and The Wrexham County Borough Council “Workforce Development – Social Care Workforce Development Programme endorsed by the Director of Social Services 2018/2019” amongst others (see appendices)

The proposed specialist care facility would enable the provision of a systematic approach to increasing frailty and cognitive impairment at Pendine Park. People who have dementia should ideally commence care when it is at an early stage as they will have relatively few problems of cognitive functioning. At Pendine Park they would move into the specialist unit when they develop more severe problems and require personal nursing care. Pendine Park already offers a wide range of ground-breaking care facilities and services, and this outline application is for furthering that care provision and enhancing the services to the community that are so desperately needed as a support to both the Betsy Cadwaladr University Health Board and Wrexham CBC Social Services.

Families are reluctant to see their close relatives with dementia placed in a large impersonal residential care / nursing home, and Pendine Park is organised around individual personalised care in nucleated facilities that provide familiarity and home-scaled accommodation. Furthermore, studies show that they are less likely to deteriorate physically and cognitively during the first 6 months following admission into specialist care than their counterparts in a care / nursing home (Vallely, S., Evans, S., Fear, T. and Means, R. (2006) “Opening Doors to Independence – A Longitudinal Study Exploring the Contribution of Extra Care Housing to the Care and Support of Older People with Dementia”). Family carers can maintain their relationships with their partner / spouse and also be actively involved with the care provision.

As the illness progresses it becomes difficult for the partner to provide care to an Alzheimer’s / Dementia sufferer and he / she will need respite. When the illness becomes very advanced care at home is not possible and full – time specialist care is required. This is when they would be moved into the specialist care unit. Care throughout would be holistic and person centred (on the individuals’ needs).

In short, specialist care offers; -



- an alternative to care / nursing homes, friendship, companionship, private space and some communal facilities
- security of accommodation and sector leading service
- involvement in decision making about care / treatment and daily living
- very personalised care, support and supervision on a 24 hour basis within a domestic environment.

Until very recently most specialist care in the UK was developed with public funding; normally subsidies by housing associations and was only for renting. This is no longer the case. Nowadays, there are other forms of tenure such as leasing and shared ownerships.

Pendine Park already accommodates a comprehensive framework of advanced and specialist care provisions on site, and under current Welsh or National Funding per bed space, the establishment of a new care facility site “from scratch” is not economically feasible. Similarly, smaller care providers in the area have been forced to close due to funding shortfalls and the disproportionate cost of maintaining the care framework, therefore it is important to understand that Pendine Park is of a size and composition that can continue to provide market leading specialist care services to the Betsy Cadwaladr University Health Board and Wrexham CBC Social Services provided it can stay competitive and relevant in the marketplace by extending facilities through application proposals such as this.

The applicant is a specialist provider in the dementia care and older people's care sectors.

Ongoing provisions of accommodation could include :-

- Any age group medically needing the specialist care
- Individual care and a personalised care plan
- Priority given to people living in the community and assisting the Betsy Cadwaladr University Health Board and Wrexham CBC Social Services with their own waiting lists and demand
- Residents will move to the specialist unit when their condition worsens and specialist nursing and care is required throughout
- well – designed to enable residents to live independently for longer either singly or as a family assisted unit
- Access to care and other services at Pendine Park would be available to them 24/7

3.2 Extra Care:

Additional services at the proposed new facility would include Critical Injury care and recovery, Brain damage care & recovery, rehabilitation, return to home pathway training, specialist staff training in real time, administrative and research facilities, behavioural treatment and assistance and other wide-ranging but specialised residential care facilities that are increasingly not being provided by other main-stream means through the local health board or social services.

Pendine Park has always collaborated closely with BCUHB and WCBC Social Services in providing additional and overflow specialist services, and this new facility will increase capacity and extend the range of services in response to an ever increasing level of demand and ageing/growing local population.

The Extra Care facility can also provide respite for family members by accommodating those with care requirements temporarily, can offer on-site accommodation for family members to be with their loved ones, and can also be a centre of transit for those receiving treatment and rehabilitation to return home or, where conditions are degenerative, to move onward to the specialist care facility within the same complex, thus reducing the trauma of change and movement to a new location.



3.3 Policy Support and National Pan-Wales directives

There is a newly published Welsh Government Economic Action Plan released on the 21st May 2018 by the Cabinet Secretary for Economy & Transport, Ken Skates AM, titled "Prosperity for All" that encourages all Local Authorities and public bodies to adopt the principles within the Action Plan to improve growth, the Welsh economic, Productivity, innovation and Skills. It seeks to improve the well-being of future generations, and identifies five priority areas of which Social Care, Mental Health and Skills & Employability are three. These three priority areas are already operational at Pendine Park.

The publication of "Prosperity for All" in September 2017 by the First Minister sets it as a National Strategy in Wales, and as a consequence, Wrexham CBC's emerging LDP should give it full recognition and make due allowances in the LDP structure to facilitate and support the key strategy targets contained in the Action Plan. This is an extension of, and supporting document to, the Well-being of future generations (Wales) Act 2015.

"Prosperity for All" states:

Planning decisions affect every area of a person's life. They determine where homes are built, where services are provided, and the quality of the local environment; and they promote sustainable economic growth and access to open space. The right planning system is critical to delivering our objectives in this strategy.

The way we plan our capital investment decisions can have a big impact on the economy, help different organisations to deliver their services in a single place, and minimise the individual's need to travel. Throughout this strategy we commit to co-locate services and this can only happen if we integrate the way that we make our investment decisions.

Each year, devolved public services spend £6 billion procuring products and services, with more of this than ever being spent in Wales. By planning better and understanding which products and services are bought over and over again, we can support small and medium businesses to win more of these contracts. The economic benefits will stay in Wales, but our buying power can act as a springboard to develop greater added value to high performing businesses, and their supply chains, who can export products further afield.

Pendine Park is already an established specialist Care provider in the Wrexham area, and offers important support to the Betsy Cadwaladr University Health Board and Wrexham County Borough Council social services. Providing an appropriate planning allocation to Pendine Park will assist in planning for the future, anticipating future demands and changes in care and expanding to address the increase in population over the next couple of decades.

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Priority Areas

In developing the strategy, we recognised five areas which emerged as having the greatest potential contribution to long-term prosperity and well-being. They reflect the times in people's lives when they may be most in need of support, and when the right help can have a dramatic effect on their life course.

They are priority areas where it has been shown that early intervention - tackling the root causes, rather than treating symptoms - pays dividends. Only a fully co-ordinated response from public services can prevent problems escalating; too often barriers between different services and organisations stand in the way of a truly preventative approach.

If we are to realise the full potential of the Well-being of Future Generations Act, then integration and collaboration between services, with an early intervention and people-centred approach, is essential to delivering long-term outcomes. This is a significant change, and therefore we have decided to place particular focus on five priority areas where we believe, by improving how services are delivered, there can be the greatest initial impact, paving the way for further action over the longer term.

Early Years: an individual's experiences in childhood play a significant part in shaping their future, and are critical to their chances of going on to lead a healthy, prosperous and fulfilling life.

Housing: the bedrock of living well is a good quality, affordable home which brings a wide range of benefits to health, learning and prosperity.

Social Care: compassionate, dignified care plays a critical part in strong communities, ensures that people can be healthy and independent for longer, and is a significant economic sector in its own right.

Mental Health: one in four people in Wales will experience mental ill health at some point in their lives, getting the right treatment at an early stage, coupled with greater awareness of conditions, can in many cases prevent long term adverse impacts.

Skills and Employability: the better people's skills, the better their chances of getting fair, secure and rewarding employment, and the stronger the skills base is in Wales, the more chance we have of attracting new businesses and growing existing ones to improve prosperity.

These are by no means the limit of government's activities, and we will not lose sight of the day to day running of vital public services, while adapting and improving them to reflect this new approach.

Extract from Welsh National Strategy "Prosperity for All" Taking Wales Forward.

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4.0 THE PROPOSALS:

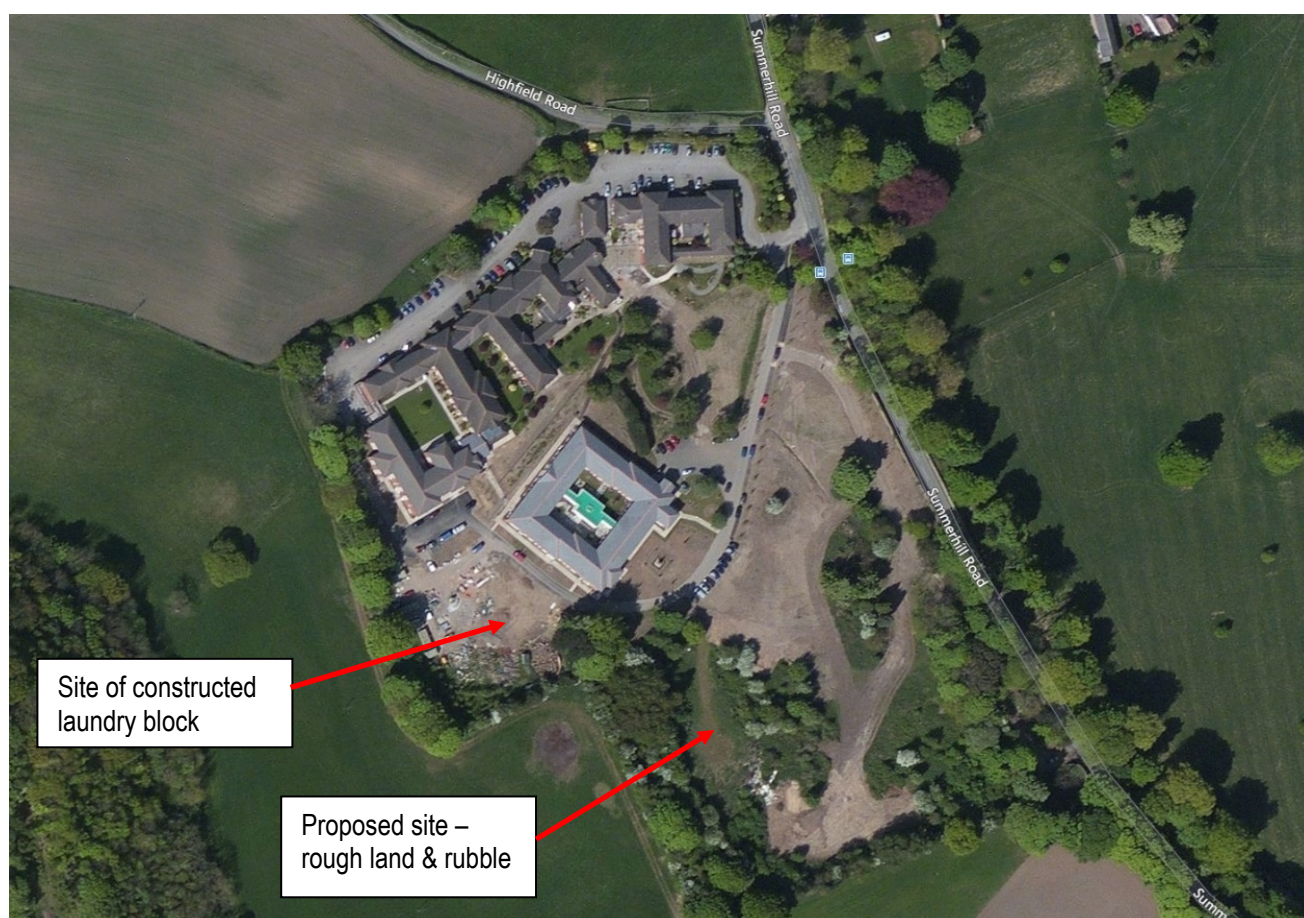
- 4.1 This is an outline planning application with all matters reserved. It is to establish the principle of additional specialist & extra care accommodation development at Pendine Park for the benefit of the local community and to plan forward for future increases in demand and ageing local population in the Borough. Pendine Park is a brownfield site, already developed and operating as a major care centre.

The Proposals will also assist the growing demand already experienced by the Betsy Cadwaladr University Health Board and Wrexham County Borough Council Social Services, and Pendine Park is the largest independent specialists care provider in North Wales and working closely with both authorities to react to increasing demand and provide much needed services to the local community.

The site at Pendine Park is already established as a centre of excellence in the area, and is one of Wrexham's largest employers with over 350 staff.

The proposals intend to provide accommodation for somewhere around 40-50 bed-spaces along with treatment rooms, lounges, kitchens, washing, storage, offices and training.

The location of the proposed building footprint sits on a rough zone of ground that comprises waste ground, rough made-up material and old construction deposits as can be seen in the following aerial image. It has been evaluated by Kingdom Ecology in their Ecological assessment report dated 25th October 2018 as special poor and of limited botanical interest.



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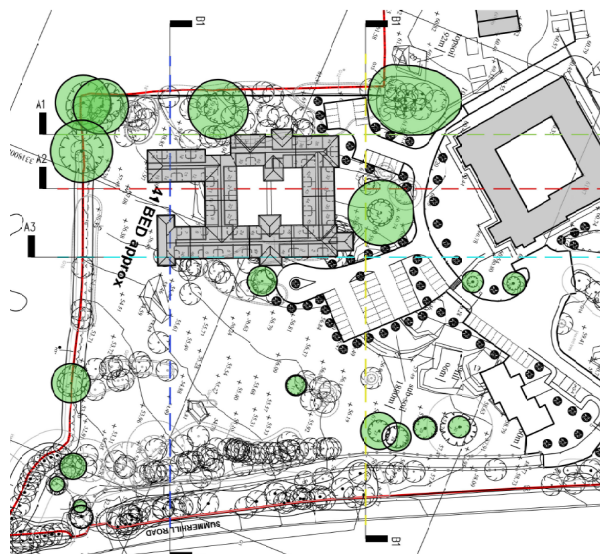


- 4.2 The existing site sloped both across and along the grounds as can be seen on the application drawings, and by as much as 5 to 6 metres.

The proposed form of development anticipates a building mass that uses a single storey composition but may include accommodation within the roof space as suggested on the sketch drawings. These drawings are simply illustrative proposals to show how a development might respect the existing ground topography, in keeping the verticality of future buildings reduced.

4.3 Trees:

A tree survey was undertaken by Tree Solutions in October 2015 for an earlier proposal which was not pursued, however, the principles of the tree conditions, protection, retention and/or removal remain the same for this current outline proposal, and the key trees, hedgerows and tree groups have been retained as advised. See appendices.



Retained major trees and groups as recommended by tree report – highlighted green

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Many other trees will also be retained where not affected by the proposals, even if identified in the tree report that they can be removed.

4.4 Highways:

A highways investigation and report was undertaken for an earlier proposal which was not pursued, however, the principles of the report and the findings in relation to cars, deliveries and impact on the surrounding road network remains largely the same, and it is the Highway Consultant's professional opinion that the present outline proposals will not generate any greater impact than that considered for the earlier proposal.

Recently, a number of business administration and support staff have transferred from Pendine Park to the new offices at Bromfield House on the Wrexham Technology Park, and the expected additional staff to serve the proposed new care facility will be balanced out by those that have left.

The existing main entrance serving Pendine Park will remain as the entrance for the whole of the site and as such will also serve the new development, with the existing secondary access/egress point to the south of the site also remaining.

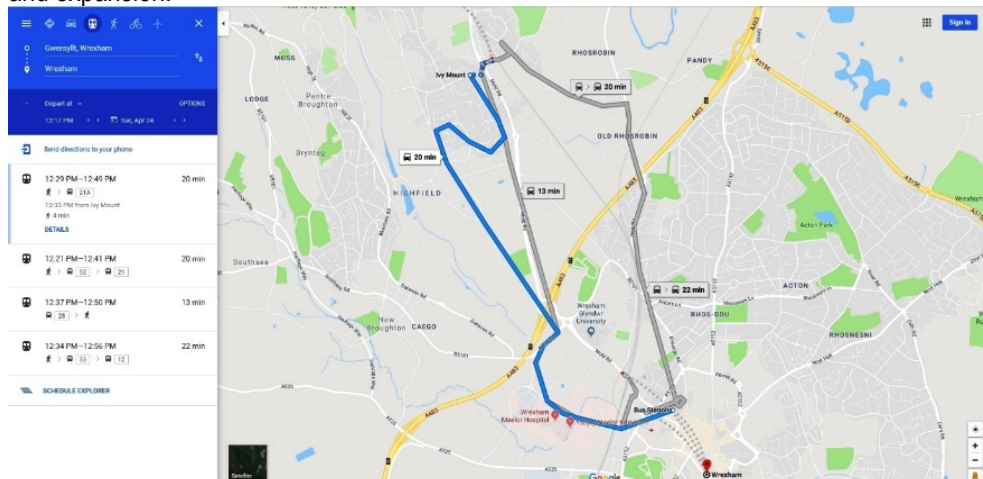
Highways and access are reserved matters for future consideration, but the supplementary information provides at least an initial indication that the proposals do not generate a detrimental impact upon the local surrounding network.

4.5 Locational Sustainability, parking and accessibility:

Pendine Park is a sustainable location in terms of access and public transport, with it being less than 1Km from a wide range of shops, the Glyndwr University, and is directly on the No21A bus route from Summerhill to Wrexham City Centre and links-in directly with Wrexham Maelor Hospital. Pendine Park has a range of on-site provision for residents.

Pendine Park is 1Km from shops and services on Plas Coch Road such as Sainsburys, Boots, Aldi, Glyndwr University, Petrol Stations etc, and has a direct footpath from the entrance of Pendine Park to these facilities. It is some 750m from the main A483 Wrexham By-pass and 1.75Km to Wrexham General Railway Station.

There is a regular all-week bus service from the entrance of Pendine Park directly into Wrexham that takes on average 16 minutes, and calls at the Wrexham Maelor General Hospital en-route. The site is easily accessible. There is ample parking on site with plenty of room for future development and expansion.



Bus route from the entrance of Pendine Park to the City Centre of Wrexham – 16 minute journey.

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21 WREXHAM/WRECSAM - SUMMERHILL/BRYNHYFRYD via Plas Coch 21A WREXHAM/WRECSAM - SUMMERHILL/BRYNHYFRYD via Maelor Hospital/Ysbyty Maelor

Monday to Saturday except Bank Holidays : Llyn i Sadwrn heblaw Gwyliau Cyhoeddus

ARRIVA BUSES WALES

Service No. / Rhif Gwasanaeth:	21	21A	21	21A	21	21A	21	21A	21	21A	21	21A	21	21A	21	21A	21	21A	21
Wrexham, Bus Station [4]	0641	0711	0741	0811	0841	0911	0941	1011	1041	1111	1141	1211	1241	1311	1341	1411	1441	1511	1541
Maelor Hospital	0714	0814	0914	1014	1114	1214	1314	1414	1514										
Plas Coch Retail Park	0647	0747	0847	0947	1047	1147	1247	1347	1447	1547									
Pendine Estate	0653	0723	0753	0823	0853	0923	0953	1023	1053	1123	1153	1223	1253	1323	1353	1423	1453	1523	1553
Summerhill, New Rd	0659	0729	0759	0829	0859	0929	0959	1029	1059	1129	1159	1229	1259	1329	1359	1429	1459	1529	1559

Service No. / Rhif Gwasanaeth:	21A	21	21A	21	21	21	21	21	21
Wrexham, Bus Station [4]	1611	1641	1711	1741	1815	1915	2015	2115	2215
Maelor Hospital	1614	1714							
Plas Coch Retail Park	1647	1747	1820	1920	2020	2120	2220		
Pendine Estate	1623	1653	1723	1753	1825	1925	2025	2125	2225
Summerhill, New Rd	1629	1659	1729	1759	1830	1930	2030	2130	2230

21 SUMMERHILL/BRYNHYFRYD - WREXHAM/WRECSAM via Plas Coch 21A SUMMERHILL/BRYNHYFRYD - WREXHAM/WRECSAM via Maelor Hospital/Ysbyty Maelor

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ARRIVA BUSES WALES

Service No. / Rhif Gwasanaeth:	21	21A	21	21A	21	21A	21	21A	21	21A	21	21A	21	21A	21	21A	21	21A	21
Summerhill, New Rd	0659	0729	0759	0829	0859	0929	0959	1029	1059	1129	1159	1229	1259	1329	1359	1429	1459	1529	1559
Pendine Estate	0707	0737	0807	0837	0907	0937	1007	1037	1107	1137	1207	1237	1307	1337	1407	1437	1507	1537	1607
Plas Coch Retail Park	0714	0814	0914	1014	1114	1214	1314	1414	1514	1614									
Maelor Hospital	0745	0845	0945	1045	1145	1245	1345	1445	1545										
Wrexham, Bus Station	0719	0749	0819	0849	0919	0949	1019	1049	1119	1149	1219	1249	1319	1349	1419	1449	1519	1549	1619

Service No. / Rhif Gwasanaeth:	21A	21	21A	21	21	21	21	21	21
Summerhill, New Rd	1629	1659	1729	1759	1830	1930	2030	2130	2230
Pendine Estate	1637	1707	1737	1807	1837	1937	2037	2137	2237
Plas Coch Retail Park	1645	1745	1814	1842	1942	2042	2142	2242	
Maelor Hospital	1645	1745							
Wrexham, Bus Station	1649	1719	1749	1819	1847	1947	2047	2147	2247

O ddydd Sul 25 Mehefin, 2017
From Sunday 25 June 2017

21 WREXHAM/WRECSAM - SUMMERHILL/BRYNHYFRYD via Plas Coch 21A WREXHAM/WRECSAM - SUMMERHILL/BRYNHYFRYD via Maelor Hospital/Ysbyty Maelor

Sunday & Bank Holidays Only - Sulliau a Gwyliau Cyhoeddus

ARRIVA BUSES WALES

Service No. / Rhif Gwasanaeth:	21A	21	21A	21	21A	21	21A	21	21A
Wrexham, Bus Station [4]	1035	1135	1235	1335	1435	1535	1635	1735	1835
Maelor Hospital	1039	1139	1239	1339	1439	1539	1639	1739	1839
Plas Coch, Sainsburys	1141	1241	1341	1441	1541	1641	1741	1841	
Pendine Estate	1045	1147	1245	1347	1445	1547	1645	1747	1845
Summerhill, New Rd	1051	1153	1251	1353	1451	1553	1651	1753	1851

21A SUMMERHILL/BRYNHYFRYD - WREXHAM/WRECSAM via Maelor Hospital/Ysbyty Maelor 21 SUMMERHILL/BRYNHYFRYD - WREXHAM/WRECSAM via Plas Coch

Sunday & Bank Holidays Only - Sulliau a Gwyliau Cyhoeddus

ARRIVA BUSES WALES

Service No. / Rhif Gwasanaeth:	21A	21	21A	21	21A	21	21A	21	21A
Summerhill, New Rd	1051	1153	1251	1353	1451	1553	1651	1753	1851
Pendine Estate	1059	1201	1259	1401	1459	1601	1659	1801	1859
Plas Coch, Sainsburys	1105	1208	1308	1408	1508	1608	1708	1808	
Maelor Hospital	1105	1205	1305	1405	1505	1605	1705	1805	1905
Wrexham, Bus Station	1109	1213	1309	1413	1509	1613	1709	1813	1909

O ddydd Sul 25 Mehefin, 2017
From Sunday 25 June 2017

The location of Pendine Park in an accessible location very close to Wrexham and other major conurbations means that it is easily reached by the patients, and the families of those patients needing the type of high dependency care offered at Pendine Park.

Pendine Park also encourage car sharing and green modes of travel to & from work.

4.6 The Need:

The emerging LDP Infrastructure Plan (EB101 – Wrexham LDP 2013-2028 Infrastructure Plan 2017) identifies a number of key issues in sections 4.13 – 4.48 that relate to health care in the county.

These include:

- Rapidly growing population placing increasing pressure on the health care system – the 2017 Census confirms a 119% increase in population in ages 80+
- Largest growth is in the aged/retirement range, again imposing increasing pressure on care and mental health care. Pendine Park experience 40-50% of its bed population to be undertaken by the aged.
- The population growth will bring specific challenges to the primary (hospitals) and community (local – eg Pendine Park) care facilities

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- The Local plan strategy needs to ensure that the projected population growth can be accommodated in health terms (para 4.14)
- Accepts the challenges the NHS face in delivery of services – and inter-alia the services offered by Pendine Park will assist in sharing some of the increasing load, especially in mental, trauma and specialist care; a function Pendine Park already operates in conjunction with the health authority.
- Whilst capital investment for the primary care services will be increasingly pressurised, Pendine Park benefits from the ability to source alternative funding streams to deliver critical care services.
- The “Living Healthier, Staying Well” campaign encouraged by the emerging LDP places great importance on community care for local people, and the benefits of treating patients close to home, a facility and principle Pendine Park fully supports.
- It recognises that most GP services in the County Borough are working at or very near to maximum capacity, and pressures on the system will only increase with the population and age growth, therefore ensuring Pendine Park can continue to develop and grow as a specialist care provider will be vitally important to assisting the overall County Borough manage and deliver care for the remainder of the LDP period and beyond. Securing appropriate planning allocation will safeguard this future development for the wholesale benefit of the wider community.
- The primary health Board will develop more modern and purpose built facilities and work with 3rd sector partners such as Pendine Park, and as such, the development of similar facilities at Pendine Park will also be required to keep ahead of demand.
- The “Cluster Model” is already operational at Pendine Park, and safeguarding future development at the site will maintain and encourage further concentration of specialist provision at the site.
- Para 4.29 identifies there is little scope for physical capacity expansion to support growth in many GP premises, and allocation for spatial growth within the LDP is specifically encouraged. Pendine Park has more than sufficient space to sensitively develop further accommodation at the site within the controls of planning requirements relating to its location, and therefore it makes absolute sense to ensure development can take place at Pendine Park by providing a specific site allocation and not have it washed-over by the currently proposed Green Wedge.
- Para 4.31 specifically identifies working with community partner organisations to improve service delivery.

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Population and household projections
Background paper 1
Wrexham local development plan – stakeholder consultation

Table A1.1: possible impacts of projected population, household and employment change on service delivery

Sources: 2011-based population & household projections, Welsh Government; employment-led projections, Corporate Research and Information Unit, Conwy CBC

Impact indicator	Totals 2013 (mid-year estimate)	Potential change/impact 2013-2028		
		Employment- led projection	2011-based projection - 5 yr mig	2011-based projection - 10 yr mig
Projection				
Population	136,400	22,350	17,900	15,900
Households	58,050	11,400	9,700	8,850
Housing				
Total dwelling requirement*	-	11,850	10,050	9,200
Annual dwelling requirement*	-	790	670	610
Affordable housing provision potential	-	Medium	Low	Low
Business and employment				
Working age population**	82,000	17,350	14,250	12,600
Labour force (working age pop. who are economically active)	64,700	12,550	10,150	8,850
Jobs growth	61,000	8,700	6,900	6,050
Income in local economy	-	Big increase	Increase	Increase
Business impact	-	Positive	Positive	Positive
Employment land requirement (new)	-	60.9 ha	48.4 ha	42.3 ha
Transport				
Traffic level increase (relative)	-	High	High	High
Pensioners' bus passes	-	Much higher	Much higher	Much higher
School bus cost	-	Higher	Higher	Higher
Education				
Pre-school age (0-4)	8,900	-50	-500	-700
Primary school age (5-10)	9,750	1,250	800	750
Secondary school / FE places (11-17)	10,750	2,400	2,100	2,200
Social services				
Aged 85+ (potential increased support)	7,750	2,500	2,450	2,400
Aged 75-84 (potential increased support)	3,100	4,600	4,500	4,450
Change in "care" sector employment	-	More needed	More needed	More needed
Potential impact on children's services	-	More needed	More needed	More needed
Refuse collection				
Amount of domestic refuse	-	16%	13%	12%
Number of domestic collection points	-	20%	17%	15%
Council tax				
Change in tax base	-	Increase	Increase	Increase
Number of one adult household allowances	17,350	5,000	4,550	4,300

The emerging LDP supporting documentation clearly identifies a need for more care facilities in Wrexham

4.7 Proposed form, massing and footprint:

In response to the sloping nature of the grounds and site, we propose a design principle that follows the natural topography of the site by using a built form that steps down and reflects the contours of the land, tying the design to its surroundings and making it flow with the character of the grounds it sits within.

Existing buildings at Pendine Park sit at the northern end of the site, and generally are comprising 2 and 3 storeys high (see the following images)

Pendine Park is surrounded on all boundaries by either tall trees, dense hedgerows or the high stone walls parallel to Summerhill Road, all of which limit views in & out of the site.

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Presenting a scheme that sits down in the slopes of the site will further limit and hide the massing of the proposed building from wider view.

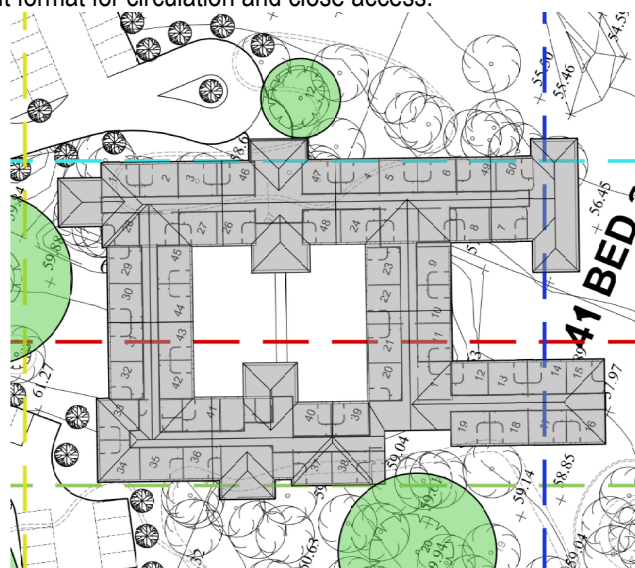
The building height is suggested as being a single storey with potential for accommodation within the roof space. Compared with the 2 & 3 storey buildings already on site, this will be a low-impact and sensitive extension down the western boundary of the site, set away from Summerhill Road.

Ridge heights would be expected around 9 -10m high depending on building spans,, with eaves around 4 - 5.5m high.



Sketches purely for illustration only

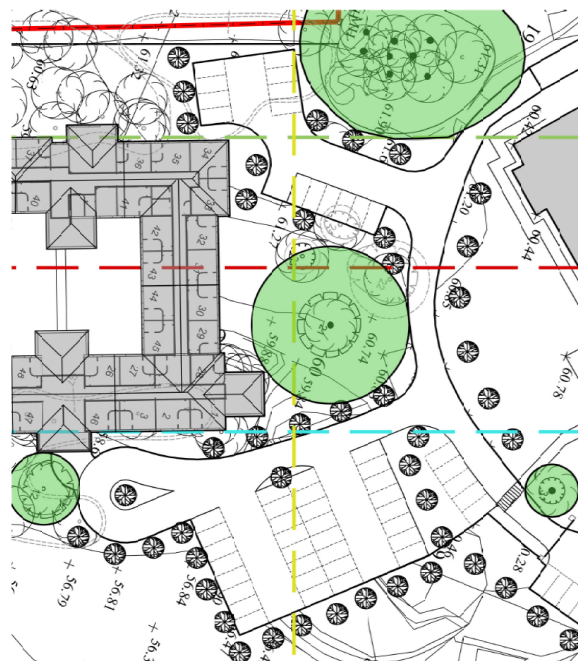
The principle of the footprint is to provide accommodation in clusters around centralised corridors, with identifiable nodes of related rooms and facilities (lounges, kitchens etc) that will assist with familiarity and a sense of place that is essential to the wellbeing of residents at all stages of their treatment and care. The courtyard arrangement offers protection and centralised quiet spaces but is also an efficient format for circulation and close access.



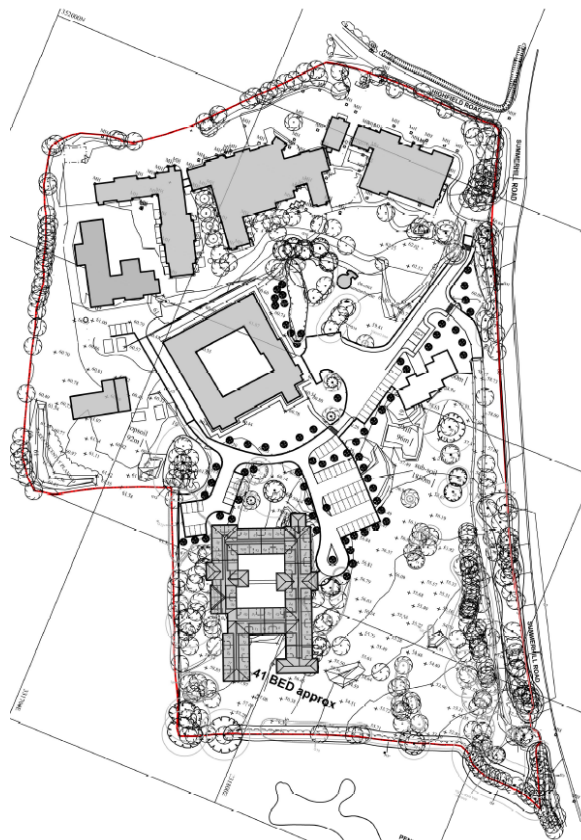
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Utilising existing trees and landscaping adds a sense of establishment for the proposal within the landscape, and enhances the quality of spaces around the building.

Access for staff and deliveries can be separate to access for visitors and drop-offs. Visitor access is not a big requirement.



Indicative access arrangements



Layouts for illustrative purposes only in establishing the wider outline principles of development

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The proposals would sit comfortably in juxtaposition with the existing buildings on site, as shown on the illustrative drawings



4.8 Daylighting

The building is not at a height, nor location that will affect any neighbouring or properties opposite nor adjacent when considered against DETR Good Practice Guide-245 and the 25° obstruction lines to neighbouring habitable windows.

4.9 Foul Drainage

The property will connect to the existing adopted sewers on site

4.10 Surface Water

Will discharge to the existing and approved soakaways located on site, suds systems will be pursued, and rainwater recovery will be a consideration.

4.11 External lighting

External lighting will be wall or floor mounted on circulation routes. Wherever possible, low glare or bulkhead fittings will be used incorporating sky shields or eye-lid covers to the lamps themselves, or using ceiling/soffit mounted bulkhead fittings.

Wherever practicable, low voltage energy efficient light fittings are to be used both internally and externally. Solar PV systems will also be assessed for renewable lighting purposes to the external circulation areas.

4.12 Flood Risk

There is no flood risk to be taken into account as the site sits beyond the Natural Resources Wales Flood Map boundaries for the Wrexham and Gwersyllt areas in relation to flooding, and is a Zone A area, with little or no risk of flooding.

4.13 Biodiversity, Trees and Hedgerows

See the respective reports from Kingdom Ecology dated 25th October 2018, and Tree Solutions dated October 2015.

The area proposed for the building is noted as being of low ecological value overall, and there is ample scope for enhancements around the building to benefit ecology and habitat. This can be addressed at the detail planning stage.

The old badger sett is located away from the proposed site, and not affected by the proposed building location.

Recommendations contained in the reports can be addressed and implemented as part of the detailed design proposals at the appropriate time, bearing in mind this is an outline planning application with all matters reserved.



4.14 Welsh Language and Culture

The proposal and implementation of a consent (if forthcoming) will not cause any detriment to the Welsh Language or Culture. Pendine Park are active in the recruitment and employment of bilingual staff, and encourage the use of Welsh within the workplace. Conversing with residents and families through the medium of Welsh is an important factor to aid the recovery or treatment of those who are more comfortable using Welsh as the first language.

The scale of this project is more likely to utilise the construction services of local tradesmen rather than national trades, and the supply chains used by Pendine Park in their existing operations are also local based as a first call. Therefore the proposals are more likely to supplement financial transactions and growth in the locality. A Welsh Speaking Architect has been employed for this outline development proposal, born & resident in Wales.

Pendine Park's undisputed commitment to excellence in Wales is wholly evident, as is Mario Kreft's roles and positions on a number of Local and National advisory panels within Wales (see appendices)

4.15 Sustainability

Sustainable communities are communities, which succeed by the integration of design considerations that will assist the immediate and wider community, economically, socially and environmentally, and respect the needs of future generations and changes in lifestyle trends. Throughout the design process key planning principles have been established that help deliver a vision that is robust, viable and sustainable. The design includes the following elements that contribute the enhancement of sustainable community.

- The following measures will be considerations as the project moves towards detailed planning, they form two categories, a) features which allow a viable sustainable community to thrive, and b) specific physical measures which limit the effects of the development on the environment.
- **Primary Energy Consumption.** The objective is to reduce primary energy consumption by meeting the targets set by Building Regulations Part L1A (2010 Edition). It is intended to improve upon the target CO₂ emission rate in Part L1A. Walls in the development will have a maximum U value of 0.25 W/m²K. The floor U value will be less than 0.20 W/m²K and the roof U value less than 0.15 W/m²K. The window and door U value will also be less than 1.8 W/m²K. Thermal bridging will be less than a default value for accredited details. The design air permeability will be less than 8 cubic metres per h.m² at 50pa. The main heating system efficiency will be more than 5 percentage points better than that recommended for its type in Heating Compliance Guide. Energy efficient lighting standards will also be adopted.
- **Embodied Energy.** The use of materials of low embodied energy will be considered. Materials for construction works and landscaping will be from a sustainable source, wherever possible, i.e. sustainable timber or reclaimed aggregates for blocks and pavements.
- **Mains Water Consumption.** It is intended to reduce mains water consumption to comply with or better Approved Document G of the Building Regulations to 125 litres per person per day. Water saving dual flush toilets will be considered, along with water saver shower heads and taps, etc. Domestic sprinkler systems will be installed to current building regulations standards. Beneficial improvements to existing facilities will also be considered during the development implementation.
- **Waste Management.** It is intended to encourage recycling and reduce landfill. Facilities are provided which allow occupants to separate paper, glass, aluminium and plastic and garden waste. Hard standing areas are provided for suitable storage bins.

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- Daylighting. It is intended to make the best use of natural light. The lounges and bedrooms will have large picture windows to garden spaces and the open nature of the ground floor assists with enjoyment of natural light throughout the day. The use of large windows and eaves overhangs will encourage use of natural lighting and ventilation whilst controlling unwanted excess solar gain.
- Construction Waste. Reuse and recycling of demolition and construction waste to be considered. As part of the infrastructure and remediation strategy it is intended to investigate crushing and recycling any demolition material which is fit for reuse. The Contractor will also be required to enforce a minimum waste policy regarding materials, use off-site construction techniques that are proven to reduce waste, and will be encouraged to segregate categories of waste onsite so as to assist in the recycling task.
- Rainwater Collection. The use of rainwater recycling tanks and butts for reuse of rainwater for washing down car washing and garden watering will be pursued.
- Noise Proofing. Noise proofing within the building will exceed requirements under Part E of the Building Regulations..

Overview of Building Sustainability Principles to be considered:

- Energy efficient utility appliances.
- Water saving dual flush toilets.
- High efficiency gas central heating system with ground or air source heating.
- High specification insulation and double/triple glazing to Building Regulations standards.
- Energy efficient lighting and fittings, with programmable metering, photocell controls and infra-red occupancy sensors. Use of low voltage PV driven systems for wayfinding.
- Re-use and recycling of demolition and construction waste wherever practicable.
- Separate recycling bin space for paper, glass, garden waste and plastics.
- Composting facilities and manure recycling.
- Rainwater collection.
- Materials for construction works and landscaping to be from a sustainable source, wherever practicable, i.e. sustainable timber, reconstituted Slates etc
- Use of Solar Control Glazing
- Installation of "smart" metering allowing energy consumption assessment and control
- Integrated Solar Panels and Photovoltaic panels
- Radon protection
The site sits in an area of Radon activity, and will benefit from Radon protection of a continuous Radon barrier with vented underfloor voids.



5.0 PLANNING CONSIDERATIONS

5.1 Access:

The building, by its very nature as a care facility would be designed to exceed normal Building Regulations Doc M. There will be level access throughout, disabled access, full specialised care and materials and colours appropriate for sensory and psychological well being.

5.2 Green Wedge:

Pendine Park is an existing large operational specialist care facility on an existing brownfield site that happens to sit in a washed-over green wedge area between Wrexham and Gwersyllt.

The site is 'boundary-limited', meaning that it is contained wholly within the boundaries of the site, and is surrounded by largely open countryside with interspersed dwellings, farms and other buildings.

Representation submissions have been made by Pendine Park relating to the emerging LDP-2 and the green wedge classification covering the site, and a special case is lodged for employment protection, education protection and use support of the Care Centre at Pendine Park.

These LDP-2 representation reports are submitted as background-reading in relation to this outline planning submission in order to explain the wider picture as it affects the Specialist Care business model at Pendine Park, along with the need to support and protect existing employment and care services on site through planning support for future growth and development in order to maintain viability in a changing market.

It is important to recognise the excellent work being undertaken at Pendine Park, and the innovative and ground-breaking developments in care facilitation that originate at the site. The enviable list of Awards attributed to Pendine Park over the past 25 years is testament to the excellent facilities, training and care offered at this site on the outskirts of Wrexham. Pendine Park is Wales' largest independent provider of specialist care of this nature, including dementia care and head trauma recovery.

In order for this nationally important business to continue to develop, innovate, and lead the way in Care provision and training, it is vitally important to safeguard the opportunities to sensitively expand and develop at Pendine Park. Pendine Park is currently unallocated as a use in the LPD, and appropriate provision should be made for the site as an important asset to Wrexham and a significant employer in the county. Other, far smaller employment sites have the benefit of employment protection within the LDP, and this outline application for expansion of accommodation and services at Pendine Park illustrates Mario Kreft's commitment to investing in the area and local community in order to respond to the population increase in the next 15-20 years, and to assist the Local Health Boards and Wrexham Social Services address the increasing demands placed upon them over the next few years.

It is very difficult for the business to plan ahead and raise long term finance without the security of planning policy support, and presently can only plan ahead on a piecemeal basis where each application has to be separately justified in a reactionary rather than planned manner.

This outline planning application is key to Pendine Park's future-planning for employment, care delivery and educational growth on the site which will directly benefit the local community.

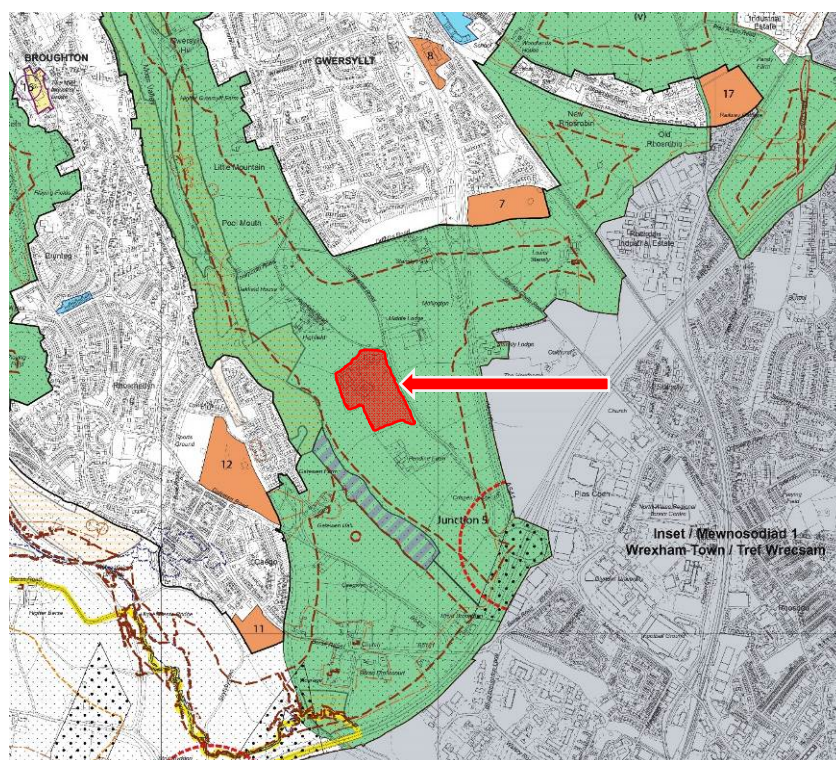
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Extracts from the LDP-2 representation regarding the Green Wedge allocation read:

8. Green Wedge and countryside character protection

The emerging LDP and previous policies have included the measure of Green Wedge (or as previously known, Green Barrier) protection to safeguard against uncontrolled sprawl and merging of neighbouring settlements. It also made reference to the provision of easily accessible open space for the residents of the County Borough.

A Green wedge exists between Gwersyllt, Broughton/Rhosrhedyn and Wrexham, and well defines the separation between these settlement areas. Pendine Park is located almost centrally between these 3 settlements (see map extract below – Pendine Park site arrowed & shaded red)



The Wrexham Strategic Green Wedge Review (Oct 2017) states the purpose within the emerging LDP of a Green Wedge is to:

- prevent the coalescence of large towns and cities with other settlements;
- manage urban form through controlled expansion of urban areas;
- assist in safeguarding the countryside from encroachment;
- protect the setting of an urban area; and
- assist in urban regeneration by encouraging the recycling of derelict and other urban land.

prevent the coalescence of large towns and cities with other settlements

The position and size of Pendine Park is such that even if it were fully developed then it would still not create any precedence nor pressure towards coalescence of the surrounding settlements because there are very wide areas of totally open landscape surrounding Pendine Park on all sides. It is a wholly independent and isolated site, but is already a well-developed and known built form in the landscape.

manage urban form through controlled expansion of urban areas

Pendine Park is not within an urban area, not attached to an urban area, nor is it close to an urban area. It sits isolated in its countryside setting, but presents a 'very special and established existing case' development in its own right.

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Through appropriate regular planning controls, the existing care facility development could be sensitively expanded to fit within its setting in a most acceptable manner, and still maintain the openness of the countryside without changing its character.

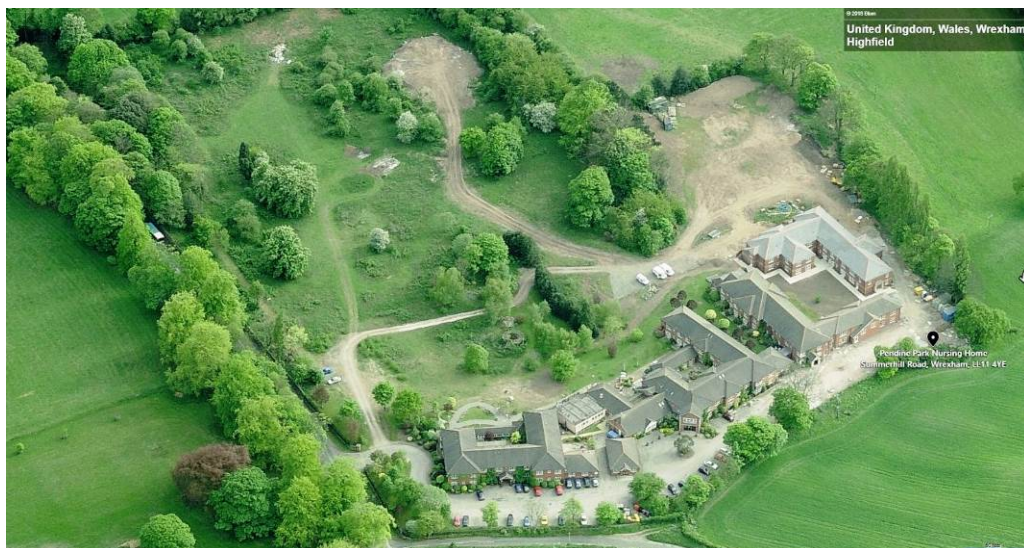
assist in safeguarding the countryside from encroachment

Pendine Park is already a well-established and familiar large care development within the countryside setting between Gwersyllt and Wrexham. The grounds of Pendine Park are private land that is used by the care facilities in part as a tool in their wellness and recovery treatments, with much of the land already facilitating parking, paths, ancillary buildings and spaces.

It is wholly appropriate to view the grounds around Pendine Park as part of the operational business and not as open countryside.

In total the nursing home provides living accommodation for nearly 250 residents, who are provided with a significant level of nursing, medication and treatment services on site. This is a significant and exceptional business and site within the surrounding green wedge, yet it is encapsulated by its own boundaries and cannot create any precedence of further development into the open countryside, therefore the site itself cannot influence encroachment between the major settlements of Wrexham and Gwersyllt or Broughton/Rhosrhedyn.

The grounds are screened from external view by tall stone walls along Summerfield Road, with only fleeting glimpses possible as one passes the existing entrances. Other boundaries are also screened with tall hedgerows and banks of mature trees, and the ability to view into the site is very limited.



Early birds-eye view of Pendine Park showing the walled boundary to Summerhill Road and dense boundaries (pre quadrangle and laundry block construction – see below)



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The array of care buildings have developed in a regularised manner appropriate to the large country house environs that previously existed.

There are interesting and relevant points made by Planning Inspector Alwyn B Nixon MRTPI in his consideration of Appeal case No APP/H6955/A/1/2155138 dated 19th January 2012 regarding the site, which are also relevant to supporting the ongoing development of Pendine Park as a Care Centre of excellence whilst protecting the openness of the countryside in accordance with the aspirations of the emerging LDP to support and encourage business, economic and educational growth, and to facilitate the development of more key care infrastructure sites to satisfy the increasing demand generated by a rapidly growing and ageing population in the County Borough.

The LDP and supporting documents recognise that Wrexham County Borough has the greatest increase in population in North Wales, and will likely continue to do so at an increasing rate, and as a result the emerging LDP is required to facilitate a planning environment that assists and supports appropriate development to accommodate the increases in demand.

Pendine Park has that capacity, and appropriate designation and removal of the washed-over Green Wedge will support future improvement and development at the site.

The Inspector stated:

"Whilst the building would self-evidently result in a reduction in the openness of the green barrier, I consider that the harm caused would be slight, owing to the new building's assimilation with the existing buildings at Pendine Park, the presence of these buildings as a clearly-evident isolated enclave of built form within the Green Barrier and the minimal change to this current situation that would result. The development would not significantly threaten the integrity of the Green Barrier in this location or materially undermine any of the Green Barrier purposes identified in the UDP. I conclude on the first main issue that there would be a minor degree of harm to the Green Barrier in terms of its openness, but no appreciable harm to its character and appearance or to the robustness and integrity of the Green Barrier.

I have also considered whether the proposal would cause material harm in other respects. Whilst there are protected trees in the vicinity, subject to a condition to ensure that they are not harmed by construction activities these would not be adversely affected by the proposal. The proposal does not have any adverse habitat conservation implications. No other harmful effects have been identified.

This report is not concerned with the individual building referred in the Appeal, but what is important is the evaluation of the purpose of the Green Wedge by the Inspector, and his agreement that Pendine Park presents Very Special Circumstances which on overall planning balance mitigate sensitive development against the slight harm that such development presents in relation to the overall Landscape character.

His conclusion read:

"Balancing the considerations in this case I find that, notwithstanding the clear general presumption against inappropriate development within the Green Barrier and the substantial weight required to be given to any harmful impact on the same, considerations exist which clearly outweigh the minor degree of harm that would be done to the Green Barrier. These considerations similarly indicate a determination otherwise than in accordance with UDP policy EC1. Taking all matters into account, I conclude that the very exceptional circumstances required to justify the inappropriate development proposed are present in this case. Consequently I allow the appeal."

The application of Green Wedge policy over the site of Pendine Park is, in our professional opinion, an unnecessary policy burden on an important service and facility, and that regular planning policy controls can easily and adequately control sensitive development successfully in lieu of a washed-over Green Wedge classification, and we would submit that the Green Wedge classification is removed to the boundary of the site at Pendine Park.

protect the setting of an urban area

Pendine Park is not an urban setting, therefore this Green Wedge element is not relevant.

assist in urban regeneration by encouraging the recycling of derelict and other urban land

Although Pendine Park is not in an urban setting, it is effectively previously developed land and therefore a brownfield site.



5.3 Employment:

Pendine Park is already one of the largest employers in Wrexham, with over 500 staff and currently caring for nearly 250 residents. Pendine Park is a key partner and stakeholder in the private provision of specialist and extra care services to the Betsy Cadwaladr University Health Board and Wrexham County Borough Council Social Services, and the largest provider of independent care in the County and Wales.

Pendine Park's residents / patients are mainly high dependency or high needs care, and this number is set to increase with the growth of the local population and the increasing demands placed upon the health care services.

Pendine Park directly employs 509 staff to service the care centres, and this number will also increase to keep pace with the increase in demand, patient numbers, and keeping at the forefront of specialist care will also result in an overall increase in staff of all skills and qualifications. The increases in demand and employment require forward planning to provide additional accommodation at Pendine Park in order to manage the increase required in the County.

Care service staff are a reasonably mobile workforce, and to maintain jobs at Pendine Park, the right conditions and training needs to be offered. It is essential therefore that the Planning environment and policy provisions must reflect a positive and supportive allocation for Pendine Park in order to maintain and safeguard the business, employment and future job opportunities. This outline application is part of that safeguarding and forward planning.

6.0 SUMMARY

- 6.1 Pendine Park is a significant and positive asset to the Wrexham Area and local community. It is offering top quality care and specialised healthcare to the area, employment of over 500 local people, attracts specialist skills to the area, provides educational training, assists the primary health care providers, and can accommodate future expansion at Pendine Park as an existing brownfield infrastructure facility.

Approval of this outline planning application would be wholly appropriate and supportive of the needs of the community for the future, and demonstrates Pendine Park's commitment to invest in the future of Wrexham, in its community, employment and care of the elderly and frail.

Appropriate planning policy should protect Pendine Park's current care service provision and support future development of the business, care provisions, employment opportunities and educational delivery at the site. To do so would be wholly in compliance with National Welsh Government Policy, Welsh Government policy "Prosperity for All – Economic Action Plan", And the ICF Report "The Economic Value of the Adult Social Care sector – Wales, final report dated 5th June 2018"

The openness and character of the countryside will be maintained and integrated into future development on site through regular planning controls other than a Green Wedge policy, and sensitive development at Pendine Park cannot and will not jeopardise the core purpose of the Green Wedge policy as previously discussed in this statement.

On planning Balance, there is no justifiable reason to refuse the principle of expansion and development at Pendine Park, and the overall benefits to the County and North Wales as a whole in terms of care, employment and education are significant and positive balancing considerations in support of granting outline planning consent for this proposal.



7.0 APPENDICES

7.1 Pendine Park Care services Awards

Pendine Park develop best practice and lead the way in many areas. They have many awards and are also very proud of the number of important individual awards their staff have won.

1992 - 1st nursing home in UK to achieve ISO 9002 2008 (Formerly BS5750)

2000 - Investors in People

2012 - Achieved IIP Gold

2010 - UK over 50's Housing Awards - Best New UK Dementia Development

2013 - Globals Over 50's Housing Healthcare - The Most Outstanding Dementia Care Innovation in the World 2013

2013 - UK over 50's Housing Awards - Ann Chapman, Most Outstanding Manager in the UK 2013.

2013 - Gold Standard Framework Award - Highfield Nursing Home

Social Care Accolades

Finalist 2005

Winner - Learning about Caring, Caring about Learning 2009

Winner - Investing in the workforce 2009

Finalist – Developing a sustainable Workforce 2013

Arts Awards

Winner - Arts, Business and Sustainability 2008

Business of the Year - Joint runner up 2008, Finalist 2010

Special Award for music project with Halle Orchestra for music at Pendine Park

Special Award for music project with Halle Orchestra 2009

Excellence in Partnership 2010 (Halle Concert Society and Pendine Park)

Arts & Business – Business of the Year finalist 2013

Arts & Business – In recognition of Outstanding Support of The Arts in Wales 2013

Arts & Business – Business of the Year 2015

Arts & Business - Health award in recognition of the firm's partnerships with the arts to support the mental and emotional wellbeing of its clients and staff 2015

Arts & Business Cymru Awards - Arts, Business and Healthcare - Finalist 2017

Wales Care Awards

Winner - Nurse of the Year 2005 (Chris Jones)

Winner - Promoting Fulfilled Lives 2007 (Sarah Edwards)

Bronze Award - Nurse of the Year 2008 (Zilla Shaw)

Bronze Award - Newcomer of the Year 2009 (Ceri Smith)

Silver Award - Commitment to Training and Workforce Development 2009 (Tracey Evans)

Silver Award - Leadership and Management 2010 (Cindy Clutton)

Silver Award - Excellence in Housekeeping & Hospitality 2010 (Carla Barchetti)

Gold Award - Rebecca Griffiths - Residential Care Practitioner Award 2012

Silver Award - Ann Chapman - Excellence in Mental Health Care Award 2012

Silver Award - Gerry Humphries - Promoting Fulfilled Lives Award 2012

Gold Award - Gerry Humphries - Dignity in Care Award 2012

Silver Award - Beverley Millington - Supported Living Care Practitioner Award 2012

Gold Award - Commitment to Training and Workforce Development Award 2012 (Ann Farr)

Silver Award - Leadership and Management in Residential Care Services Award 2012 (Tracey Smith)

Silver Award - Promoting Fulfilled Lives Award 2012 - (Tracey Green)

Bronze Award - Commitment to Quality in Housekeeping and Hospitality Award - (Ellen Griffith)

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Bronze Award - Nurse of the Year 2013 (Terri Broderick)
 Bronze Award - Catering in Care 2013 (Christine Tracey)
 Bronze Award - Care Practitioner 2013 (Linda Jones)
 Gold Award - Newcomer 2013 (Olivia Thomas)
 Gold Winner - Promoting Fulfilled Lives 2014 (Matthew Palamarczuk)
 Gold Winner - Residential Care Practitioner Award 2014 (Clare Venables)
 Gold Winner - Leading Practice in Mental Health and Learning Disability Award 2014 (Judi Roberts)
 Silver Winner - Leadership and Management in Residential Care Services Award 2014 (Tracey Cuthill)
 Silver Winner - The Social Care Health & Safety Award 2015 (Tracy King)
 Gold Winner - Leadership & Management in Supported Living or Small Community 2015 (Audra West)
 Bronze Winner - Commitment to Training & Workforce Development 2015 (Joyce Williams)
 Silver Award - Residential Care Practitioner Award 2016 (Ruthmar Gaitana)
 Bronze Award - Independent Sector Nurse of the Year Award 2017 (Jocelyn De Guzman)
 Bronze Award - Commitment To Quality In Housekeeping and Hospitality Award 2017 (Judy Twidale)
 Gold Award - Excellence in Catering Award 2017 (Richard Thompson)
 Gold Award - Commitment To Training & Workforce Development Award 2017 (Michele May & Sarah Longhurst)
 Gold Award - Dignity in Care Award 2017 (Jocelyn De Guzman)
 Gold Award - Promoting Fulfilled Lives Award 2017 (Christine Lewis)
 Gold Award - The Sir Bryn Terfel Foundation Wales Care Award Promoting The Arts In Social Care 2017 (Nia Davies-Williams)

Design & Business Awards

UK over 50's Housing Awards - Best New UK Dementia Development 2010
 Globals, Over 50's Housing Healthcare 2013 - The Most Outstanding Dementia Care Innovation in the World 2013
 UK Over 50's Housing Awards – Ann Chapman, Most Outstanding Manager in the UK 2013.
 Pinders Healthcare Design Awards 2016 - best new care home in the UK

National Training & Educational Awards

Finalist - National Training Award 2006
 Winner - National Training Award 2007
 Medal of Excellence - City & Guild NVQ4 Management 2007
 2001 - Mario Kreft - UK Care Association Volunteer of the Year
 2002 - Mario Kreft - Finalist - Caring Times - Care Personality of the Year
 2010 - Achievement Wales 2010 - Business Person of the Year (Mario Kreft)
 2011 - Mario Kreft - Winner - Welsh Government Recognition Achievement Award for services to social care
 2012 - Achievement Wales - Business Person of the Year (Mario Kreft)
 2012 - Mario Kreft received MBE for services to Social Care in Wales
 2012 - Mario Kreft - Winner - Over 50's Housing Awards 2011
 2012 - Mario Kreft - Winner - Caring Times - Care Personality Award
 2014 – Mario Kreft - Honorary Fellowship, Glyndwr University for Services to Social Care
 2015 – Mario Kreft – St David Award for Enterprise – Welsh Assembly Government



7.2 reference publications and policies:

- Welsh Government “Prosperity for All – Economic Action Plan”,
- The ICF Report “The Economic Value of the Adult Social Care sector – Wales, final report dated 5th June 2018” ,
- Social Care Wales’ news report “Social care for adults contributes more than £2 billion to the Welsh economy” dated 5th June 2018,
- “The Parliamentary Review of Health and Social Care in Wales – A revolution from within: transforming Health Care in Wales” Final report dated January 2018
- The Wrexham County Borough Council “Workforce Development – Social Care Workforce Development Programme endorsed by the Director of Social Services 2018/2019”
- The Wrexham County Borough Council “Workforce Development – Social Care Workforce Development Programme – End of Year Monitoring Report 2017/2017”
- BP-10 Spatial Strategy & Distribution of Development – protection of existing employment land policy EM-1
- Wrexham Viability Report 2017
- BP-07 Employment Land Report
- Tan 23 – Economic Development
- North Wales Economic Ambitions Board report July 2016 “A Growth Vision for the Economy of North Wales”
- Wrexham LDP 2013-2028 Topic Paper 5 – Health & Wellbeing dated Feb 2016
- WCBC and Wrexham Local Health Board report “Caring for our Health 2005-2008”
- Social Services and Well-being (Wales) Act 2014
- The North Wales Grow Bid 2016 (of which WCBC is a contributor)
- Ministerial Directives and Task forces
- “Paying for Social Care” An independent report commissioned by the Welsh Government – by Professor Gerald Holtham – June 2018
- McCormick Architecture Ltd – Deposit Local Development Plan Representation Report 30th May 2018
- McCormick Architecture Ltd - Deposit Local Development Plan Representation Report Supplementary Statement 9th July 2018

Links

<http://gov.wales/docs/strategies/170919-prosperity-for-all-en.pdf>

<https://socialcare.wales/news-stories/social-care-for-adults-contributes-more-than-2-billion-to-the-welsh-economy>

<https://gov.wales/topics/health/nhswales/review/?lang=en>

<https://gov.wales/docs/desh/policy/140207tan-23-economic-development-en.pdf>

<http://senedd.assembly.wales/documents/s63190/EIS5-13-17%20p5%20North%20Wales%20Economic%20Ambition%20Board%20NWEAB.pdf>

<http://senedd.assembly.wales/documents/s63190/EIS5-13-17%20p5%20North%20Wales%20Economic%20Ambition%20Board%20NWEAB.pdf>

http://www.legislation.gov.uk/anaw/2014/4/pdfs/anaw_20140004_en.pdf

<https://gov.wales/docs/dhss/publications/180116reviewen.pdf>

https://socialcare.wales/cms_assets/file-uploads/The-Economic-Value-of-the-Adult-Social-Care-Sector_Wales.pdf

<https://gov.wales/docs/strategies/170919-prosperity-for-all-en.pdf>

<https://gov.wales/docs/det/publications/171213-economic-action-plan-en.pdf>

7.3 Photographs



Site aerial (pre-laundry block construction)

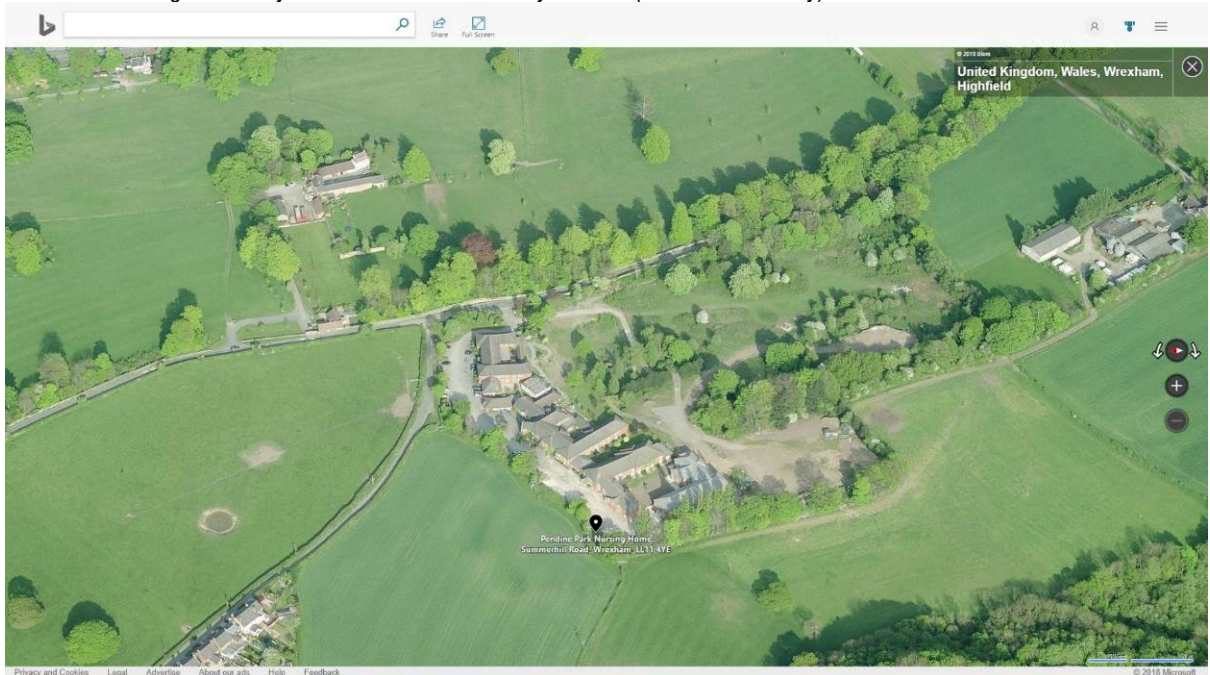


Site Aerial (with laundry block constructed - arrowed)

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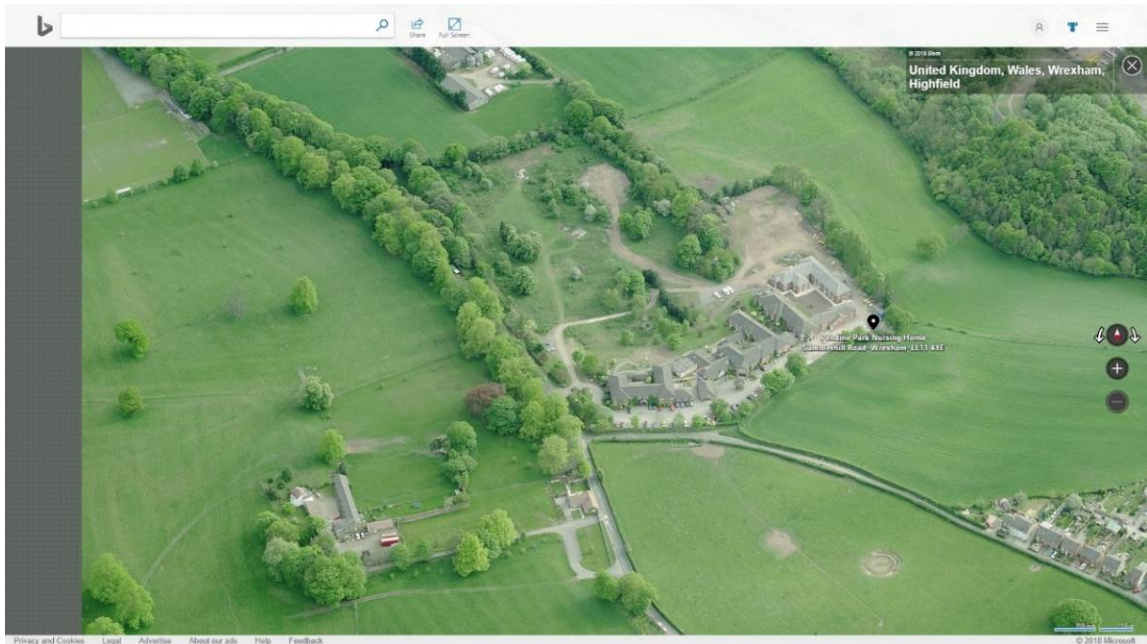
Pre Quad Building & Laundry block construction Birdseye view 1 (for illustration only)



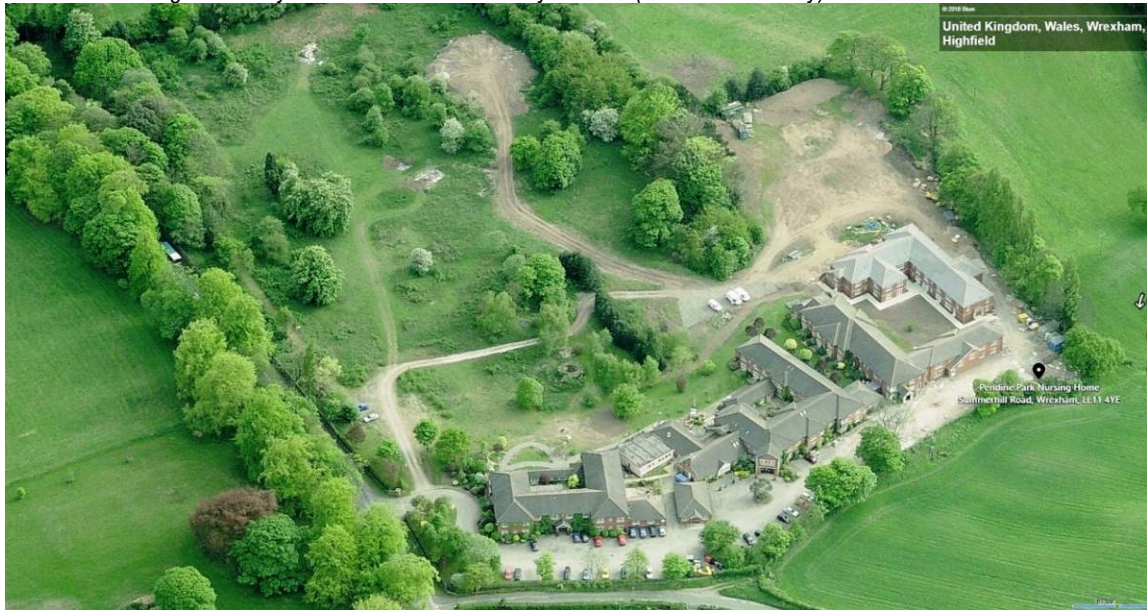
Pre Quad Building & Laundry block construction Birdseye view 2 (for illustration only)

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Pre Quad Building & Laundry block construction Birdseye view 3 (for illustration only)



Pre Quad Building & Laundry block construction Birdseye view 4 (for illustration only)



Reference aerial of present development

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Streetview 1



Streetview 2



Streetview 3

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Streetview 4



Streetview 5



Streetview 6

End 31.10.2018
GMR