SUPPLEMENTARY STATEMENT
APPENDICES
AND PLAN

ON BEHALF OF
THE TRUSTEES OF RICHARD BETTINSON DEC’D
(Trustees of Bettinson)

IN RESPECT OF
SKDC SITE ALLOCATIONS AND POLICIES DPD

CPBigwood LTD

NOVEMBER 2012
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1. **INTRODUCTION**

1.1. This Supplementary Statement adds to the representations made on behalf of the Bettinson Trustees in respect of the Site Allocations DPD.

1.2. In total the Trustees own 7.49 hectares (18.51 acres) approximately. This parcel of land is shown in purple on the plan attached as appendix 1 to this Supplementary Statement. The southern parcel, accessed off Manning Road, is 4.58 hectares (11.32 acres), whilst the northern parcel measures 2.91 hectares (7.19 acres). Both the northern and southern parcels are farmed and generally have been down to arable. The land is relatively level with the Car Dyke running along much of the western boundary.

1.3. Since the mid-1980s the Trustees have been seeking to release the southern parcel of land for development. The southern parcel of land has a long historic allocation for employment and certainly for over 20 years, if not longer.

1.4. Since that allocation the Trustees have waited for an appropriate approach to dispose of the southern parcel of land at a reasonable and appropriate value.

1.5. In June 2005 the Trustees gave instructions to erect a For Sale board on the Manning Road frontage, prepare and provide Particulars of Sale, appendix 2, and seek to dispose of the land. That was put in hand and effected. During 2006 / 2007 we received enquiries from parties and provided them with the particulars.

1.6. The Trust is a small, family-owned and entirely dependent upon its farming income. It could not, and would not, carry out speculative advertising in newspapers or periodicals, particularly because the Trustees knew that the industrial / employment market in this eastern part of Bourne was very weak and fragile. Advertisements only have a limited life. However all of the Agents in Bourne were aware of the Trust’s decision to openly dispose of the land.

1.7. The only offer received in late 2007 was from Larkfleet who wished to use the land for affordable housing. Contracts were exchanged, a planning application was submitted and subsequently refused. This was Appealed and the Appeal was refused, essentially on the grounds of the loss of employment land with the criticism that the land had not been properly marketed with advertising, despite the acknowledged poor market for employment land.

1.8. Since that date the land has continued to be available but we have received no formal approaches and we are not aware of having sent out any Particulars of sale.

1.9. We have provided this history because it is vitally important to set the base for the representations and objections that we have made under this DPD.

1.10. We have made no secret that the Trustees have considered since the 1990s that the most appropriate land use for the southern parcel of land was housing, given its location and surrounding uses explained later.
2. OUR REPRESENTATIONS

2.1. We have referred earlier to the plan attached as appendix 1. We have, since
the preparation of the Core Strategy, considered again the land use for the
southern parcel and concluded that South Kesteven, and Bourne in particular,
had a need for accommodation for the elderly and particularly those in need of
care. Hence the Trustees decision to make representations on the basis of a
care village (Continuing Care Retirement Community - CCRCs) (Use Class C2)
for this southern parcel.

2.2. The northern parcel of land is farmed under a tenancy by our landowning
neighbour, Mr Martin Bradshaw, whose own parcel of land is coloured yellow
on the plan. Since the Core Strategy the Trustees have been looking to
support SKDC with a new employment allocation for the land between
Meadow Drove and the Car Dyke. In fact, three owners have previously had
links to develop these parcels comprehensively. It came as a considerable
shock to the Trustees that their part of the northern land adjoining Bradshaw’s
land to the east (B1a) and the Car Dyke was excluded from the employment
allocation. No reasonable explanation was given for the exclusion or any
consideration given to what would happen to the land should employment /
industrial development take place to the south / east. Hence the Trustees
representations and objections to include this parcel within the B1a proposed
allocation.

2.3. On the attached plan is a triangular parcel to the north. Over the last 7 years
discussions have taken place with Lincolnshire County Council who have
expressed interest in the acquisition of this parcel of land for the Robert
Manning College (school) which lies to the west of the Car Dyke, with its
playing field adjoining the Car Dyke. The proposal, by Lincolnshire, was to
include this triangular parcel within further land owned by the County under the
aegis of “County Farms” to provide new playing field provision for this
expanding College. Since that date the College, we believe, has changed to
the “Bourne Academy”. The Trustees have been willing to dispose of this
parcel of land for the proposed purpose at a reasonable value. Unfortunately,
the County Council did not, we believe, make representations under this
Development Plan Document, as far as we are aware in this respect, but this
should have been picked up by the District / County Council and is important in
the context of an appropriate fulfilling Development Plan Document for the Plan
period. There is reference on the attached plan for this proposed allocation.
The Trustees do believe there is planning land use sense in this proposed
allocation.

3. JUSTIFICATION

Southern Parcel

3.1. For the last 3 years discussions have taken place with Bourne Town Council
including two presentations to their Planning Committee seeking views and
thoughts on the land use for the southern parcel, including even the possibility
of a part use of this land for cemetery purposes. The demand for cemetery
space has now been taken up elsewhere but the essential base was for a
nursing home and surrounding “Extra Care” accommodation for the elderly.

3.2. Attached as appendix 3 is a recently completed report from GVA into the
Demonstration of Need, with a review of supply for accommodation for the
elderly both in South Kesteven as a whole but more particularly focused on
Bourne and its surroundings. Their Executive Summary records a rapidly increasing older population in the district and the need to provide, what is now specialist accommodation for the elderly and most particularly for the elderly requiring “care”. There is reference there to the role of care villages, CCRCs, and the fact that there is only one in the district.

3.3. The report makes interesting reading as a Development Plan Document specifically targeted at this special housing market, raising with the district the “time bomb” need for accommodation for the elderly. The conclusions in the report is the need for provision for the over-65s. They indicate a limited current supply of care homes providing nursing care within Lincolnshire. Whilst they properly record the favourable changing demographics of demand for accommodation for the elderly, they record that “... there is not a particularly large population in the vicinity on which to draw on.” There is of course, still, the completion of the Elsea Park allocation south-west of Bourne which is substantial. In addition the Plan period spans until 2026 but there is government advice to look at the next Plan period in judging requirements. All of this is shown graphically and specifically in the charts and wording of the GVA report.

3.4. We were aware of the likely demographics and demand when the Trustees commenced their first discussions with the Town Council, which included District Council members and a representative of that Planning Committee.

3.5. We therefore properly and reasonably base our representations on this report, the base documentation of SKDC both for its Core Strategy and Site Allocations DPD and underlying population statistics, projections and anticipated demand. The 2011 Census information is particularly informative as a base for proper and reasonable projection analysis for demand. Supply information is provided by this attached report.

3.6. We are not aware of any proposal by SKDC for accommodation for the elderly specifically within the Site Allocations DPD, it presumably assuming that the market housing operators will provide such accommodation. That is not the case. Hence our representations with SKDC have failed to make proper provision within their Development Plan Documents for accommodation for the elderly and most particularly those in need of care despite the clear “time bomb” of need. We believe that we have rightly concluded that this DPD is not soundly made for this lack of consideration.

3.7. We would say that other Planning Authorities have made appropriate Core Strategy policies and are following through consideration of allocations accordingly.

3.8. Effectively we are following the historic approach by the Trustees that the southern parcel of land should be developed for a form of housing given the playing field to the west and beyond that the residential development of Blackthorn Way and the very fact that this parcel of land is so ideally connected to the town centre, its shopping and facilities, its short walking distance and its clear “sustainability”. The fact that the land to the east is a combination of commercial and employment uses will not, and should not, cause a problem for the development of the land environmentally. As such the plan referred to previously shows a generous landscaping scheme both along the frontage and along the eastern boundary which could be extended to touch the allotments to the north.
3.9. The allotments have been indicated on the plan following discussions with the Town Council but also within CCRCs there is a need to provide appropriate and reasonable facilities for the residents and the provision of a small area of allotments could properly and reasonably assist in an overall holistic approach. Again within the complex there will be provision for central facilities which have included lounges, television and IT rooms, assembly areas, library, appropriate restaurant facilities, and in some instances a Wellbeing Centre with a range of care treatments.

3.10. For the reasons above, we believe that appropriate Policy support and an allocation should be given for a care village, C2 and ancillary uses on this southern parcel. Whilst we have indicated that the Trustees have accepted the continued allocation of the land for employment, our proposal seeks the inclusion of a C2 alternative within that B1, B2 and B8 Use Class employment provision. We must leave you to consider the planning logic of a continued B1, B2 and B8 employment use for this southern parcel.

Middle Parcel

3.11. We have noted that South Kesteven has had "little inward investment". We know that Bourne has been struggling with employment provision. We are aware that the District can seek European Objective 2 funding because of restructuring and based upon deprivation. The LDF documentation shows a continuing loss of employment land where it appears that the majority of that loss has been to the alternative allocation of residential. We are not aware of any specific government or local government grants or initiatives in this District specifically aimed at new job provision. There is reference in the South Kesteven Employment Land Capacity Study – 2010 that "... District may find it difficult to sustain further growth over the LDF period ..." (paragraph 4.27). On the eastern side of Bourne employment provision is generally B2 and some B8 in relatively older accommodation where there is noted weak demand. It is also noted, in paragraph 6.53, that some "major infrastructure investment" is required to bring forward a number of the older allocations and potential employment sites ...".

3.12. Despite the above concerns, low levels of demand and a market that has not improved since 2010 and may not in South Kesteven, let along Bourne, improve within the Plan period, the Trustees have supported SKDCs employment provision between Meadow Drove and the Car Dyke as being a logical extension of the Manning Road industrial estate based upon the planning logic of focusing new employment provision close to existing. Whilst Meadow Drove is not an ideal roadway for industrial traffic, an appropriate access can be provided and a comprehensive development carried out.

3.13. There is no planning logic whatsoever in the non-allocation of the Trustees middle parcel of land for employment. There is every planning logic in carrying out comprehensive and proper development scheme between Meadow Drove and the Car Dyke. To leave this middle parcel unallocated seems illogical. There would not even be a requirement to provide access in any way to this proposal. It cannot be properly farmed in isolation and is too small to produce an economic return. It is within sight of residential development and Bourne Academy. The Trustees are extremely concerned that it will have no proper economic use and will, over time, become an eyesore and an area for refuse and infringement.
3.14. For these and other reasons the Trustees have made representations and objections that this middle parcel should be allocated under proposal B1a employment provision. Whilst the plan attached to these representations shows the possibility of an access off Manning Road, this will not, we believe, be acceptable in transport and traffic terms because of the length of the cul-de-sac. There is also the question of proper service facilities for this middle parcel in order for it to be developed properly and economically.

Northern Parcel

3.15. We have referred above to the proposal by Lincolnshire County Council, supported by the Bourne Academy, for this parcel of land to be used to facilitate sports and playing facilities. Again, there is every planning logic for this allocation. There is every indication that this new style Academy, with its planned growth, will require this land to further enhance its facilities and its reputation as a center of excellence for education.

3.16. Whilst there may be difficulties in perhaps reporting on this proposal as a valid Objection, we would request that if you are supportive of the planning merits of a sports and playing field allocation for this land that you indicate as such in your report into the Objections. In such a way we believe that this will support both the District and the County Council.

4. Conclusions

4.1. We have set out above what we believe is planning logic for each of the planning proposals that we have made through the representations on this DPD and in this Supplementary Statement for each of the three parcels of land south, middle and north.

4.2. This is a plan for the whole of the period until 2026 and we would commend the logic of the allocations we have proposed above.
FOR SALE BY PRIVATE TREATY

OFFERS ARE INVITED

LAND FRONTING

MANNING ROAD
BOURNE
LINCOLNSHIRE

4.58 HECTARES (11.32 ACRES) OR THEREABOUTS
OF
FREEHOLD TENANTED GRASSLAND
WITH ROAD FRONTAGE OF ABOUT 78 METRES (85 YARDS)

WITH DEVELOPMENT POTENTIAL
Land fronting Manning Road,

SITUATION

The property, which is situated in Bourne, Lincolnshire fronts onto the main Manning Road about 1/3rd of a mile from Bourne. Grantham lies 21 to the north; Peterborough 16 miles to the south; Spalding 12 miles to the east and Melton Mowbray 34 miles to the west.

DESCRIPTION

The property comprises flat, level farmland in one parcel. In total the site extends to a gross area of about 4.58 hectares (11.20 acres) as shown edged in red on the attached extract plan from the Ordnance Survey. A public footpath crosses the land.

TOWN PLANNING

The site is situated within South Kesteven District Council area and is currently Allocated for Employment use.

The Landowners have sought to change the Industrial allocation to Housing as it appears to them a more compatible land use.

South Kesteven District Council have commenced the preparation of their Local Development Framework Plan. The Interim Housing Policy was considered and approved by Cabinet on the 6th June 2005. The Policy came into effect on Tuesday, 14th June, 2005. This Plan followed on from the preparation and publication of an Urban Capacity Study in the District. As a consequence of this they have prepared an amendment to their Principal Housing Policy.

ALTERNATIVE USES

Notwithstanding the Allocation for Employment / Industrial uses, there could be alternative uses such as Residential, Retirement / Nursing Home or other Commercial uses that might be appropriate, subject to Planning Permission.

TENURE

This land is subject to a full Agricultural Holdings Act tenancy, which commenced in 1972. The annual rent is £600 reviewed in 1996.

SERVICES / INFRASTRUCTURE

Mains services are understood to be available in the vicinity of the site. Prospective purchasers should however independently satisfy themselves as to the availability and suitability of these services to provide for their particular requirements or proposed development.

GROUND CONDITIONS AND CONTAMINATION

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the site for any use or development they may propose.

USEFUL ADDRESSES

Local Authority:
South Kesteven District Council
Council Offices
St. Peter's Hill
Grantham
Lincolnshire NG3 16PZ
Tel: 01476-406080 Fax: 01476-406009

Water
Anglian Water
Henderson House
Lancaster Way
Huntingdon
Cambridgeshire PE29 6XQ
Tel: 01480-323900

County Council
Lincolnshire County Council
County Offices
Newland
Lincoln
LE1 1YL
Tel: 01522-552222
PLANS

The plan provided with these Particulars is for identification purposes only and its accuracy cannot be guaranteed. The site plan is based upon the Ordnance Survey Plan plotted in August 2005 from Ordnance Survey Digital Data and incorporating surveyed revisions available at this date.

PARTICULARS

Every care has been taken in the preparation of these Particulars (which are not to be construed as a basis for Contract) and the Vendors accordingly disclaim all liabilities arising out of any misrepresentations that may inadvertently be contained therein.

VAT

The Vendors reserve the right to charge VAT on the sale price.

DIMENSIONS, AREAS, ETC.

The dimensions and / or areas shown in these details are intended to be accurate to within ± 5% of the figure shown. If greater accuracy is required, we advise intending purchasers to verify measurements.

MISREPRESENTATION ACT

Bigwood, for themselves, for the Vendors or Landlords, whose Agents they are, give notice that: a) these Particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or misdescription shall not annul the sale or the grounds on which compensation may be claimed and neither do they constitute any part of the Contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

VIEWING

Viewing is to be strictly by appointment with the sole selling agents.

OFFER

Offers are invited for the Freehold of the land (subject to Contract).

Further information may be obtained from the Sole Selling Agents

CONTACT

Nigel Gough or Gill Brown on 0121-456-8886
Trustees of the Bettinson Estate
Land at Bourne
Lincolnshire
Demonstration of Need

Trustees of the Bettinson Estate
Site off Manning Road/Pinfold Rd,
Bourne, Lincolnshire PE10 9HT

31 October 2012

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T: 08449 020304
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1 Executive Summary

There is an impending crisis in the provision of appropriate care and accommodation for older people in the UK. This coincides with a growing expectation of choice amongst older people when choosing private care. Early action is required to adapt to demographic changes and ensure suitable provision is available in the right locations.

This Demonstration of Need Report assesses the demand for a Care Village, proposed to be developed on land off Manning Road, Lincolnshire. It is intended to provide an overview of the potential suitability for a care village scheme by assessing current and projected demographics in the area, the likely catchment area for potential purchasers of elderly accommodation, any proposed developments and research into the wider Care Village market in terms of existing operators and development activity.

Demographic projections for the next 20 years clearly demonstrate that the older population is increasing rapidly, through a combination of the post war baby boom and greater life expectancy. Changing consumer preferences, assisted living and assistive technology mean that older people now choose to stay within their own homes for as long as possible.

Care villages or ‘Continuing Care Retirement Communities’ (CCRCs) are an evolving concept, rapidly gaining popularity in the UK. They are held to fall under Planning Use Class C2 and provide an alternative to residential care homes.
2 The Site

The site is located on the eastern outskirts of the market town of Bourne in Lincolnshire. Bourne is situated 17 miles north of Peterborough and 45 miles west of Loughborough with access to the M1. The nearest motorway junction is J1 of the A1(M), some 22 miles away, which splits to link to the M11 and, further south, the M25.

The site currently comprises green-field/farm land located between a conventional residential estate and an industrial estate. Current access is via a narrow road leading from the latter.

The site borders the A151 Manning road to the south; a main road leading to the centre of Bourne, and linking to Spalding and a residential cul-de-sac, Blackthorn Way, to the east.

The site area extends to 4.58 hectares, (11.32 acres). It is in rural surroundings, bordered by fields at one side.
3 Background

The trustees of the Bettinson estate are considering possible development schemes in relation to this plot of land that has been in their ownership for several years. Though there are no specific plans at this stage, and no planning applications have been submitted to date, there is consideration being given to the development of a care village, (or ‘Continuing Care Retirement Community’) on the site. The land currently falls within an area designated for employment use by South Kesteven District Council and hence a healthcare use, (in this instance falling within the C2 use category), may satisfy in part, the criteria for this allocation.

The redevelopment is being considered as a way of meeting the perceived growing demand for the provision of elderly care services in Bourne and the surrounding County, particularly within the realm of dementia care.

Provision of additional residential units may involve expanding the current developed area into ‘greenfield’ parts of the site, which may well present certain challenges/difficulties in terms of obtaining the required planning consents from the local authority.

4 The Extracare/Care Village Market

Care Villages

The Care Village or ‘Retirement Community’ concept originated in the US, with the first-ever retirement community believed to have been Sun City in Arizona, which was built in 1960 and is now home to some 42,000 people. They are now long-established in New Zealand, Australia and parts of Europe.

The Care Village concept has since been adopted in the UK, (they are sometimes referred to here as Continuing Care Retirement Communities or ‘CCRCs’). Many schemes purporting to be care villages are lacking in scale and range of services. Often they are little other than a care/nursing home with a few flats or bungalows in the grounds, and offer the “housing” residents an estate management service and not much else.

A genuine CCRC will provide a mix of accommodation, typically one and two bed apartments and bungalows, and extensive communal facilities, and a range of activities and services. Some will include a care home, although this is very much down to developer preference. In a typical retirement village, houses are grouped around country-club-style facilities at a mansion house, with doctors and nurses on call and a night porter. Facilities at the upmarket end usually include a restaurant, gym, swimming pool, cinema, library, hairdresser and activities provided can include fitness classes and lectures.
Existing care villages are typically developed on sites of between 5 and 15 acres, depending on the density of the development and allowing sufficient space for care accommodation, communal areas and landscaping. The usual minimum size is around 40 apartments/bungalows up to circa 300 units of accommodation, the scale being necessary to provide a range of services including in-house domiciliary care provision.

A Section 106 Agreement which specifies that new residents are over a certain age and require care is often agreed with the local planning authority to ensure that the development meets with the definitions of a C2 use. The acquisition/rental of a unit would then be agreed, together with an appropriate care package which can be increased as care requirements change. The re-sale of units would only be allowed to other purchasers/lessees that meet the S106 requirements.

Eligible residents can buy their own home and retain their independence, unlike in a retirement home. Some schemes are wholly for sale, some for rent and others operate on a mixed tenure basis to include shared ownership. Most schemes offer ‘virtual freeholds’ whereby the properties are ‘sold’ on 99-125 year leases. A nominal ground rent often applies in this scenario. Typically a service charge is payable, which contributes to the communal facilities within the village.

**Care Provision**

The following graph shows the range of care services currently provided to the elderly population with the style and type varying, depending upon the dependency of the resident.

<table>
<thead>
<tr>
<th>Care Spectrum</th>
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<tbody>
<tr>
<td><strong>Standard Housing</strong></td>
</tr>
<tr>
<td>Home Care</td>
</tr>
<tr>
<td>Low Care Costs</td>
</tr>
<tr>
<td>Standard Housing</td>
</tr>
<tr>
<td>Regulated only if care provided</td>
</tr>
<tr>
<td>Care Villages/CCRCs</td>
</tr>
</tbody>
</table>

Care Villages fall within the centre left of the spectrum where accommodation and facilities are provided on one site within specialist housing stock and in-house care is provided throughout the scheme. Residents also maintain their independence by buying or renting their own unit within the village. The effect is to by-pass or very significantly delay an older person’s move into a care home, it being only required if very high care dependency levels necessitate a move into a nursing home (often within the Care Village scheme).
Existing Schemes and Future Outlook

It is estimated that there are currently around 80 – 100 care villages in the UK; the uncertainty being due to the problems in defining what a true ‘care village’ actually is. Many schemes purporting to be care villages are lacking in scale and range of services. Often they are little other than a care/nursing home with a few flats or bungalows in the grounds, and offer the “housing” residents an estate management service and not much else (meaning they are not far removed from being simply extra-care or supported living schemes).

Development activity in this specialist sector seemed to peak between 2006 and 2009, where it is estimated that 47 new villages were developed. EAC Housing Options research suggests that 53% of all UK care village have been built since 2006. The last couple of years, however, have seen something of a slow-down in development activity with only 11 new schemes arising between 2010 and 2011.

Despite the current difficulties associated with the residential housing market, there continues to be a degree of interest in the care village sector. A number of schemes are in the development pipeline.

Retirement Villages Ltd, currently operate 13 villages and have another three scheduled for development. Construction is due to start on their proposed Charters Village scheme in East Grinstead by the end of the year which will provide villas, one and two bed apartments, (numbers to be finalised), and a 60-bed care home within a 16 acre site. Gradwell Park, East Sussex proposes 55 one and two bed care units, a 30-bed care home, a 24-bed dementia unit and a variety of communal facilities on a 7 acre site. Planning permission for a smaller scheme at Wessex Mewes in Somerton was granted in November 2011, though construction has not yet commenced.

Audley Retirement have 8 care villages at various stages of development so far, with a further 3 schemes in the pipeline. Planning permission has been granted for Audley Chalfont, St Peter in Gerrards Cross, Buckinghamshire which is set to offer approximately 82 residential properties, to be complemented by a main house offering a variety of communal facilities. Schemes in Edgbaston, West Midlands, (pictured), and Great Malvern, Worcestershire have also been approved by the planning authorities. As with Audley’s other villages, there are no care homes included as part of the proposals on any of the schemes.

English Care Village Ltd submitted planning applications for a new development at Harpsden, near Henley-on-Thames, which would comprise just over 100 assisted-living apartments, 22 close care apartments and a 36-bed care home all set around a village square and wellness centre. ECV Ltd have further plans for villages in Warwick, and two in Hampshire, (Yateley in Bishopstoke), the latter two being joint ventures with Anchor. They describe and market their schemes as genuine Continuing Care Retirement Communities.
5 Site Catchment

While there are no hardened rules in terms of ascertaining where residents originate from, a care village is likely to have a wide potential catchment area, particularly in a semi-rural location such as the subject. Assisted Living/Extra-care housing is likely to attract residents from slightly further afield than a more conventional care home catchment area. We would suggest therefore that a scheme at Bourne would potentially need to draw on potential residents from up to 15-20 miles away. As indicated on the map below the majority of the wards we have identified fall within the jurisdiction of the local authority of South Kesteven.

The catchment covers 14 wards in total, stretching from Aveland to the north, near the village of Donington, to Deeping St. James to the south; on the outskirts of Peterborough. To the east we have included wards on the outskirts of Spalding, and west as far as the outskirts of Stamford.

We would therefore envisage this to be a rough outline area of where potential purchasers of accommodation at a care village scheme might be drawn. This is a rough estimation, and we are aware that there are sometimes residents that are attracted from much further afield perhaps due to having extended family in the location.

Our research is based upon the boundaries outlined in the above maps.
6 Demographics

Catchment Area Profile

Within the identified catchment area, we have analysed the resident profile in comparison to the national average. These figures are based on the last available census data, taken in 2001:

<table>
<thead>
<tr>
<th>Age Category</th>
<th>Catchment Area</th>
<th>UK Population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Population</td>
<td>%</td>
</tr>
<tr>
<td>All Ages</td>
<td>59,193</td>
<td>58,789,194</td>
</tr>
<tr>
<td>People aged 65-74</td>
<td>5,323</td>
<td>4,936,258</td>
</tr>
<tr>
<td>People aged 75-84</td>
<td>3,461</td>
<td>3,280,680</td>
</tr>
<tr>
<td>People aged 85-89</td>
<td>678</td>
<td>752,035</td>
</tr>
<tr>
<td>People aged 90+</td>
<td>304</td>
<td>372,026</td>
</tr>
<tr>
<td>Total Population 65 and over</td>
<td>9,340,999</td>
<td>15.8%</td>
</tr>
</tbody>
</table>

The table shows that 20% of the total population are in the over 65 age category, which, in terms of identifying a target demographic for potential care service users, compares favourably with the national average of 15.8%. The catchment area identified is quite rural in nature, and as such is attractive for people in their later years of life who are looking for a more peaceful lifestyle; away from major urban areas.

It is widely recognised by social commentators that the UK’s elderly population is growing at an alarming rate. Research conducted in 2011, (based on 2012 population projections prepared by the Office for National Statistics (ONS)), suggested that Britain’s ageing population is growing at its fastest rate since the 19th century and is projected to hit 70 million by 2027. The projections show that the current 62 million UK population is rising at 0.8% a year and may increase by 4.9 million to 67.2 million by 2020 and to 73 million by 2035. Within this overall pattern of growth, oldest age groups are the fastest growing and the number of people over the age of 85 is expected to more than double from 1.4 million now to 3.5 million within 25 years.¹

The National Picture

The overall elderly population for England, often classified as the age category 65 and above, has been projected as follows by the ONS, (as reported by Projecting Older People Population Information System (POPPI)):

¹ UK population to reach 70m by 2027, (The Guardian Newspaper), Wednesday 26 October 2011.
The projections show an elderly population of 12,962,200 by 2030, an increase of 43% on the figure for 2012. Within this, the rise is particularly noticeable in the older age categories, those aged 80 and above, as people are predicted to live much longer with the number of people aged over 85 likely to rise by almost 85% as improvements to diet and medical advancement take effect.

The Local Picture (South Kesteven and Lincolnshire County)

While it is not possible to obtain projections for our specific catchment area, there are projections available for the major local authority and county areas across the country, which have been made available on the Projecting Older People Population Information service website.
The following table shows how the summary age projections for South Kesteven compare with both the county of Lincolnshire and England as a whole:

### Total Population 65 and over

<table>
<thead>
<tr>
<th>Region</th>
<th>2012</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>England</td>
<td>9,076,900</td>
<td>9,742,400</td>
<td>10,581,900</td>
<td>11,610,700</td>
<td>12,962,200</td>
</tr>
<tr>
<td>% Change</td>
<td>-</td>
<td>7%</td>
<td>17%</td>
<td>28%</td>
<td>43%</td>
</tr>
<tr>
<td>Lincolnshire</td>
<td>158,300</td>
<td>172,500</td>
<td>190,600</td>
<td>210,400</td>
<td>235,800</td>
</tr>
<tr>
<td>% Change</td>
<td>-</td>
<td>9.0%</td>
<td>20.4%</td>
<td>32.9%</td>
<td>49.0%</td>
</tr>
<tr>
<td>South Kesteven</td>
<td>27,600</td>
<td>30,400</td>
<td>34,400</td>
<td>38,400</td>
<td>43,500</td>
</tr>
<tr>
<td>% Change</td>
<td>-</td>
<td>10.1%</td>
<td>24.6%</td>
<td>39.1%</td>
<td>57.6%</td>
</tr>
</tbody>
</table>

Both Lincolnshire as a whole and the district of South Kesteven demonstrate a rise in the elderly population that is in excess of the trend for the country as a whole at every 5-yearly increment beyond 2015. Demographic statistics, therefore, appear to be favourable in terms of assessing the likely need for the provision of care facilities in the site’s surrounds.
7 Housing

In order to consider the likely demand for some supported living/extra-care housing on the site, it is useful to consider the housing tenure profile for the selected catchment area. The table below shows the ownership profile of households where the Head Responsible Person (HRP) is of pensionable age in the defined catchment area.

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Catchment Area</th>
<th>UK Population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Households</td>
<td>%</td>
</tr>
<tr>
<td>All Households where HRP is of Pensionable</td>
<td>6,857</td>
<td>100%</td>
</tr>
<tr>
<td>Age</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owned</td>
<td>4,959</td>
<td>72.3%</td>
</tr>
<tr>
<td>Rented from Council</td>
<td>1,200</td>
<td>17.5%</td>
</tr>
<tr>
<td>Other Social Rented</td>
<td>172</td>
<td>2.5%</td>
</tr>
<tr>
<td>Private Rented or Living Rent Free</td>
<td>526</td>
<td>7.7%</td>
</tr>
</tbody>
</table>

Source: Census 2001

Comparing the area to the national picture, the percentage of owner occupied properties is only slightly higher, (less than 3% higher), while the social rented sector considerably lower than the national average. The proportion living in private rented/rent free accommodation is virtually in line with the national average. These statistics are not necessarily conclusive, however where we have seen other proposals for care village
schemes we have tended to find that the locations targeted have seen a higher percentage of home ownership among the elderly population; often significantly higher than the UK average. These patterns for our catchment area would seem to suggest that there is not a particularly high level of affluence which may in turn indicate there is not a particularly large pool of people that would be in a position to be able to purchase “extra-care” living accommodation whilst at the same time providing sufficient surplus capital to provide a pension/living expenses.

Recourse to Care Home Living

One of the indicators for the necessity of elderly living facilities is the number of people living in a care home. This is of particular relevance to considering a care village scheme that is to include a care home on its site, (though as mentioned earlier, not all do). We have looked at the projected living status for the over-65 age category in the County of Lincolnshire and within this, more specifically, the district of South Kesteven. The statistics predict the number of people within these areas that will be living in a care home in 2012 and at 5-yearly increments from 2015 - 2030. We have included the percentage change at each period in relation to 2012.

<table>
<thead>
<tr>
<th>Total People aged 65 and over living in a care home with or without nursing by local authority / non-local authority projected to 2030</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Lincolnshire</td>
</tr>
<tr>
<td>% Change</td>
</tr>
<tr>
<td>South Kesteven</td>
</tr>
<tr>
<td>% Change</td>
</tr>
</tbody>
</table>

The total number projected to be in a care home by 2015 at both represents almost a 10% increase on the current numbers, suggesting a significant short-term rise. Longer term, by 2030, over an 86% increase on current levels has been forecast for Lincolnshire and within that a 94% rise for South Kesteven. The figures clearly, therefore, demonstrate a significant rise in the projected requirement for care home living over the course of the next 20 years.

8 Existing & Future Care Provision for People in South Kesteven

We have researched the existing provision of elderly living schemes in the locality of Bourne, starting with any existing care village schemes and then moving through the assisted living accommodation and on to existing care homes.

Care Villages

We have attempted to identify any schemes that provide a “care village” model within the vicinity of Bourne.
Demonstration of Need

Trustees of the Bettinson Estate – Land at Bourne, Lincolnshire

Park Place is the only recognised ‘care village’ schemes located in the county of Lincolnshire. At 25 miles away, it is a significant distance from Bourne. Park Place is operated by Retirement Villages Ltd, who currently have 14 schemes across the country. The Park Place village as a whole has 28 independent living apartments, a 48 bed nursing home, 47 bed residential home and the 11 bed ‘Aspen Suite’ for those living with dementia.

To get a sense of pricing and availability we have done some web research which suggests that there is currently one property on the market here; a 2-bedroom ground floor apartment (pictured) at an asking price of £105,000.

Properties here are subject to a ground rent of circa £30 per annum increasing by £25 at 5-yearly increments and a service charge of circa £1,500 per annum which covers on-site estate management, upkeep and maintenance to the exterior of buildings and grounds, building insurance, provision of a maintenance reserve fund, heating, lighting and energy costs of communal area, and cleaning of external areas.

Paying a ground rent and a service charge is fairly typical for care village accommodation, and a similar structure is in place at most schemes with which we are familiar. The level of service charge depends largely on the extent of the communal facilities provided. The facilities at Park Place are fairly limited in that they are essentially just the communal facilities within the care home, (i.e. there is no separate restaurant, resident amenities etc as is sometimes found in the larger village schemes).
Supported Living/Extracare Housing

Definitions of elderly-targeted residential schemes do differ widely, but for our purposes Supported Living/Extracare Housing’, generally refers to all housing/accommodation that is designed with the elderly or disabled in mind, with warden assistance, and possibly communal facilities. The broader term for this is perhaps often found to be ‘sheltered’ or ‘retirement’ housing. ‘Extra-care’ is the term increasingly used by providers and funders to cover all forms of accommodation which combine independence, (i.e. “having one’s own front door”), with some care and support services available. It is generally understood to provide more “assistance” than sheltered or retirement housing, but to fall short of the registered care home with its 24 hour staffing.

Given the current lack of detail in terms of a proposed scheme/specification at Bourne at this early stage, we have aimed to consider all forms of elderly housing within a fairly wide catchment area of the site.

Our research has revealed the following schemes/existing provision:

<table>
<thead>
<tr>
<th>Name, Location</th>
<th>Distance (miles)</th>
<th>Developer / Operator</th>
<th>Accommodation Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Browning Court Manning Road, Bourne, Lincolnshire PE10 9FA</td>
<td>0.5</td>
<td>Kingsdale Group</td>
<td>45 flats. Sizes 1 bedroom, 2 bedroom</td>
<td>Housing with care. Serviced Apartments scheme with non-resident management staff (24 hours, 7 days) Built in 2008. Lift, lounge, dining room, laundry, guest facilities, garden</td>
</tr>
<tr>
<td>Tannery Lane, Market Place, Folkingham, Sleaford, Lincolnshire, NG34 0SF</td>
<td>9.5</td>
<td>Compleat Care (UK) Ltd</td>
<td>7 cottages. Built in 1991. Sizes 1 bedroom, 2 bedroom</td>
<td>Extra care housing, Close care housing scheme with 24 hours / 7 days), non-resident management staff and community alarm service. Available to rent.</td>
</tr>
<tr>
<td>St Edmund’s Retirement Bungalows, Grantham, Lincolnshire NG31 8SA</td>
<td>20</td>
<td>Lifeline Nursing Services</td>
<td>11 flats. Sizes 1 bedroom, 2 bedroom</td>
<td>Close Care scheme located next to an existing care home. Visiting management staff (the warden visits daily), non-resident management staff and community alarm service.</td>
</tr>
<tr>
<td>Brick Kiln Place, Caunt Road/Springfield Road, Grantham NG31 7GJ</td>
<td>22</td>
<td>Lace Housing</td>
<td>48 flats. Sizes 2 bedroom.</td>
<td>Extra Care scheme. Built in 2010 with on-site care staff, non-resident management staff and community alarm service. Lift, restaurant, laundry, garden, cafe, hairdressing salon, assisted bathing facility</td>
</tr>
</tbody>
</table>
### Existing Provision – Residential Care Homes

<table>
<thead>
<tr>
<th>Home, Location &amp; Operator</th>
<th>Distance (miles)</th>
<th>Care Type</th>
<th>Reg’d Beds</th>
<th>Single/Shared</th>
<th>No. of En-Suites</th>
<th>Fee Range</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The Cedars</strong>, Church Walk, South Street, Bourne, Lincolnshire, PE10 9UQ (Avery Healthcare Group)</td>
<td>0.5</td>
<td>DE, OP, PD</td>
<td>56</td>
<td>48 S</td>
<td>52</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Wood Grange</strong>, Westminster Lane, West Road, Bourne, Lincolnshire, PE10 9TU (Barchester Healthcare)</td>
<td>0.9</td>
<td>DE, MH, OP, PD, YA)</td>
<td>64</td>
<td>58 S</td>
<td>61</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Abbey Court Care Home</strong>, Falcon Way, Bourne, Peterborough, Lincolnshire, PE10 0GT (Priory Group)</td>
<td>1.2</td>
<td>DE, OP</td>
<td>88</td>
<td>58 S</td>
<td>88</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Holland House Nursing Home</strong>, 35 Church Street, Market Deeping, Lincolnshire, PE6 8AN (Country Court Care)</td>
<td>6.5</td>
<td>OP</td>
<td>10</td>
<td>10 S</td>
<td>10</td>
<td>£1,000 +</td>
</tr>
<tr>
<td><strong>Ashwood Nursing Home</strong>, 43 Spalding Common, Spalding, Lincolnshire, PE11 3AU (Country Court Care)</td>
<td>7.7</td>
<td>OP</td>
<td>47</td>
<td>47 S</td>
<td>47</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Cedar Falls Care Home with Nursing</strong>, Little London Road, Spalding, Lincolnshire, PE11 2UA (Tanglewood)</td>
<td>8.0</td>
<td>DE, OP, PD, YA</td>
<td>93</td>
<td>93 S</td>
<td>67</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>The Red House Nursing Home</strong>, 11 Emlyns Street, Stamford, Lincolnshire, PE9 1QP (Private)</td>
<td>8.7</td>
<td>OP, PD, SI</td>
<td>23</td>
<td>13 S</td>
<td>6</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Priory Court Nursing Home</strong>, Priory Road, Stamford, Lincolnshire, PE9 2EU</td>
<td>8.8</td>
<td>OP, PD, YA</td>
<td>62</td>
<td>56 S</td>
<td>59</td>
<td>N/A</td>
</tr>
</tbody>
</table>
The above illustrates that there are 8 homes that provide nursing care within a ten mile radius of the site, offering a total of 443 beds. This would appear to be quite a high level of provision, particularly given the relatively rural nature of the area. The actual provision within Bourne itself is somewhat limited, however, with only 3 homes listed within just over a 6 mile radius of the site. This said, all three are quite large homes providing 208 beds between them.

Further afield, there is a noticeably strong corporate presence in the area, (which, incidentally, explains the scarcity of fee information, as corporate providers are reluctant to make their fees available for public consumption). Barchester, HC One and Priory Group are all very well-established corporate care providers with homes in hundreds of locations across the country. All three provide entirely en-suite bedroom accommodation in their homes listed above as is consistent with the majority of their properties across the country.

Overall, the above suggests a reasonable level of provision of existing nursing homes in the area.

**New Developments – Care Use**

We have searched for applications relating to new schemes with a C2 use to try and identify any potential schemes aimed at the elderly market, (i.e. assisted living schemes, ‘extracare’ housing, nursing homes etc).

<table>
<thead>
<tr>
<th>Table 1: Planning Search – Elderly Living Schemes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>The Old Quarry Station Road Little Bytham Grantham Lincolnshire NG33 4RA</td>
</tr>
<tr>
<td>Old Rectory Main Road Tallington Stamford Lincolnshire PE9 4RP</td>
</tr>
<tr>
<td>Land East Of &amp; South Of Furlong Way A17 Holdingham</td>
</tr>
</tbody>
</table>
The most relevant application is obviously S11/0467; a proposal relating to a care village scheme in Grantham made by Framptons Limited of Banbury. Details of the proposal in terms of the number of units and likely make-up of communal accommodation etc are unavailable at this stage, though the nature of its planning status suggests it is a significant size. The ‘application’ is at the scoping opinion stage; very much a consultation period between the local authority and the applicant, in relation to the Environmental Impact Assessment (EIA). Given the complex nature of the process, actual development, even if approval were granted, would be some way off being commenced. The progress of this application would definitely require monitoring however, given its location and potential similarity in terms of scheme specification.

Application S12/0614 relates to proposed extension works to an existing residential care home. Though specific details are unavailable, the application proposes to increase the accommodation by 35 ‘units’; presumably bedrooms as opposed to independent living units.

Applications 12/0543/EIASCR and S11/1501, at over 20 miles away are unlikely to be of any major significance in terms of affecting our site but are worth noting for information and to get a general picture of development activity. 12/0543/EIASCR is clearly a substantial proposal and is therefore subject to a great deal of consultancy at this stage, again particularly in relation to the EIA. The latter was made by The Orders of St John Care Trust and was approved in March.
9 Conclusions

Care Villages are an evolving form of extra care where care is provided directly into age appropriate accommodation on one site, enabling elderly residents to live independently for as long as possible.

- Analysis of the current and projected future demographics for the likely catchment area and for Lincolnshire as a whole highlight relatively strong existing and rapidly increasing future demand for both increased care services and retirement accommodation provision for older people. The key age category of the over 65s in Lincolnshire as a whole and the L.A area of South Kesteven is projected to increase at a greater rate than the national average.

- Limited current supply of care homes providing nursing care within Lincolnshire.

- Though seemingly favourable demographics, however, there is not a particularly large population in the vicinity on which to draw on. Successful Care Village schemes while often in a rural setting have tended to be developed quite close to centres of large populations.

- One current proposal for development of a care village within a 20 mile radius of the site (Grantham) – very early stages however, which means a decision is unlikely to be issued in the near future.