

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2023/0328 - DCC Adult Social Care comments
Date: 28 March 2024 06:15:20
Attachments: [image001.png](#)

Hi

These comments don't appear to be on file in the R Drive or published on the web. Can you please make sure that they are filed and published please.

Thanks

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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Please note that my working days are Monday-Thursday

From: Claire Moore (Adult Social Care and Health) <
Sent: Thursday, February 1, 2024 4:56 PM
To: James Stannard
Cc: Dane Handley Parkin (Place)
Subject: RE: HPK/2023/0328

Hi James – thanks very much for your time this afternoon – much appreciated.

Dane (cc'd in for information) – many thanks for your time this morning!

Revised comment from Adult Social Care re application HPK/2023/0328

Adult Social Care are extremely concerned by the loss of another adult residential nursing care establishment in the High Peak. There is a chronic shortage of this type of provision in the High Peak: there are only two nursing homes to cover the entire borough, and the one remaining nursing home in Buxton is rated by the CQC as inadequate.

High Peak's planning Policy CF5 states that 'Proposals involving the loss of community assets including....care homes....will not be supported unless it can be demonstrated that the existing use is no longer financially or commercially viable.'

We see that the applicant has submitted a viability statement arguing that the existing use is no longer viable. We are not in a position to independently critique the viability statement, though we do submit that the weekly fee of £800 on pg 8 of the viability statement is below market average.

We would therefore like to request an independent review of the viability statement is undertaken, ensuring that the existing use is indeed 'no longer financially or commercially viable.'

Kind regards,
Claire Moore (she / her)
Project Officer
Commissioning, Safeguarding and Performance, Adult Social Care and Health
Derbyshire County Council | County Hall | Matlock | DE4 3AG | 01629 532082
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CONTROLLED

From: Claire Moore (Adult Social Care and Health)
Sent: 01 February 2024 12:20
To: James.Stannard@highpeak.gov.uk
Subject: HPK/2023/0328

Hi James

I was wondering if I could talk to you about the above application and the comment Adult Social Care contributed please? Apologies – I know that Planners are desperately busy, but was thinking a quick discussion would be the most straightforward solution.

This was my comment and it was motivated by the extreme scarcity of care homes / appropriate accommodation for older people in the Buxton area.

Looking at the High Peak's local plan, policy H3 states that new housing needs to meet the requirements for affordable housing, provide a mix of housing which contributes to a sustainable and inclusive community and takes into account the characteristics of existing housing stock.

Para 5.149 notes a 'significant need to increase the overall level of affordable housing provision', and my position was that 'taking into account existing stock' meant the need to sustain the existing type of provision – or replace with something similar.

The 2023 NPPF at paragraph 66 part b also notes the importance of providing specialist accommodation for a group of people with specific needs, evidencing purpose built accommodation for the elderly).

However...I'm not sure that 13 apartments constitutes a major development, nor am I sure that the above is grounds to object.

I'd be very grateful for an opportunity to discuss the above and understand more about what is appropriate / possible / required in planning terms. The phone number and teams link below should work and I'm free between 14:30 and 16:00 this afternoon, between 09:00 and 11:00 or 12:30 – 14:00 tomorrow.

Many thanks James,

Kind regards,
Claire Moore (she / her)

Project Officer
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