

Alternative Provision

CARE HOMES AND COMMUNITY USES

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1. Results from FOI Request

1. Purpose of this Report

The purpose of the alternative provision report is to provide evidence that there is already an acceptable level of alternative provision already in the area. Core Strategy Policy CS22 in part requires the following:

The loss of community facilities or land allocated for such purposes will be resisted, unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such need.

Whilst the marketing of Grafton House makes a case that the building is no longer needed in in any form of community use, this document explores the exiting care home provision in Scunthorpe as well as other community uses that are in abundance within the local vicinity. Whilst the requirements to show that care home provision is obvious (and is reinforced by comments from North Lincolnshire Council), the exploration of other local community uses give additional insight to why it is likely that the marketing of the building for a broader community use has been unsuccessful; essentially as there are an abundance of community uses already prevalent within the vicinity of the site.

2. Methodology

The information collated relating to existing Care Homes is taken from online sources. In this instance carehome.co.uk, the results can be corroborated by following the link below:

https://www.carehome.co.uk/care_search_results.cfm/searchtown/Scunthorpe

The results are also support by the response to a Freedom of Information Requested by the applicant to North Lincolnshire Council. This response is put to the appendices (though is discussed in the summary) so it can be redacted if this is deemed necessary by the local authority. A spatial demonstration of care homes is show by using a google maps image.

The information in relation to existing community uses are displayed in both tabular and map form. Maps are generally from google (earth pro as well as general google maps), they show spatially the location of community uses in relation to the application site.

3. Defining a Community Use

The National Planning Policy Framework does not contain an explicit definition for what a community use is. In making an assessment of the appeal under PA/2022/993 the inspector referred to the community uses described with the policy justification for Core Strategy Policy 22, these are set out under paragraph 14.39:

Proposals involving the loss of community facilities including land in community use, for example relating to facilities such as community/village halls, village shops and post offices, schools, colleges, nurseries, places of worship, health services, care homes, convenience stores, libraries and public houses will not be supported.

Therefore for the purposes of this document and to make the alternative provision assessment relevant to CS22 (on which this application has been previously refused) the following definition will be used: ‘community/village halls, village shops and post offices, schools, colleges, nurseries, places of worship, health services, care homes, convenience stores, libraries and public houses’ these will be the basis of the search as regards alternative community uses.

4. Care Homes in Scunthorpe

The table below emphasis the large volume and broad range of care homes currently functioning in the Scunthorpe area.

The source of the information originates from carehomes.co.uk (last accessed February 2024). The website confirms the following.

	Address	Care Provided	Rooms
Balmoral House	Old Brumby Street, Old Brumby, Scunthorpe DN16 2DB	Residential Elderly Dementia Short Term/Respite	60
Ascot House	88/90 Oswald Road, Scunthorpe DN15 7PA	Residential Elderly Dementia Short Term/Respite	40
Edmund House Care Home	98 - 108 Everest Road, Ashby, Scunthorpe DN16 3EB	Residential Elderly Dementia Short Term/Respite	56
Carisbrooke Manor	Burringham Road, Scunthorpe DN17 2AA	Residential Elderly Dementia Short Term/Respite	43
Baytree Court	Normanby Road, Scunthorpe DN15 6AR	Residential Elderly Short Term/Respite Palliative Care	34
Sandhills Court Care Home	Exeter Road, Scunthorpe DN15 7AS	Residential Elderly Dementia Short Term/Respite Palliative Care	77
Bridgewater Park Care Home	Bridgewater Road, Scunthorpe DN17 1SN	Nursing Elderly Dementia Short Term/Respite	63

		Physical Disability Palliative Care Younger Adults	
Richden Park	37/43 Old Brumby Street, Scunthorpe DN16 2AJ	Residential Elderly Dementia Short Term/Respite Physical Disability	52
Gresham Lodge	255 Ashby Road, Scunthorpe DN16 2AB	Residential Elderly Dementia Short Term/Respite Younger Adults	21
Holly House Care Home	124 High Street, Burringham, Scunthorpe DN17 3LY	Residential Elderly Dementia Short Term/Respite Palliative Care	29
Greenacres Care Home	Fieldside Road, Crowle, Scunthorpe DN17 4HL	Residential Elderly Dementia Short Term/Respite Physical Disability	39
Sycamore Lodge Care Home	2 Burringham Road, Ashby, Scunthorpe DN17 2BB	Nursing Elderly Dementia Short Term/Respite	45
Gilby House Nursing Home	9 High Street, Winterton, Scunthorpe DN15 9PU	Nursing Short Term/Respite Mental Health Detention under Mental Health Act Younger Adults Eating Disorders Substance Misuse	22
The Grange	Everest Road, Scunthorpe DN16 3EF	Residential Elderly Dementia Short Term/Respite Physical Disability Mental Health Younger Adults Sensory Impairment	17
Phoenix Park Care Village	Phoenix Avenue, off Phoenix Parkway, Scunthorpe DN15 8NH	Nursing Elderly Dementia Short Term/Respite Physical Disability Palliative Care	146

		Younger Adults Sensory Impairment	
Randolph House Care Home	Ferry Road West, Scunthorpe DN15 8EA	Residential Elderly Dementia Short Term/Respite Physical Disability Palliative Care Mental Health	56
The Manor House	Whitton Road, Alkborough, Scunthorpe DN15 9JG	Residential Learning Disability Short Term/Respite Mental Health Detention under Mental Health Act Younger Adults Substance Misuse	18
St Lawrence	102/104 Oswald Road, Scunthorpe DN15 7PA	Residential Elderly Short Term/Respite	23
Norwood House	15a Station Road, Gunness, Scunthorpe DN15 8SU	Residential Elderly Dementia Short Term/Respite Physical Disability Palliative Care Younger Adults Sensory Impairment	28
Althorpe Care Home	3 Main Street, Althorpe, Scunthorpe DN17 3HJ	Residential Elderly	20
Options Roxby House	Winterton Road, Roxby, Scunthorpe DN15 0BJ	Residential Learning Disability Younger Adults	29
North Lincs Council Home First Residential	42 De Lacy Way, Winterton, Scunthorpe DN15 9XS	Residential Elderly Dementia Physical Disability	30
The Valleys Care Home	Harpham Close, Scunthorpe DN16 3AG	Nursing Elderly Dementia Short Term/Respite Physical Disability Mental Health	84
Dragonby Road	15 - 27 Dragonby Road, Scunthorpe DN17 2LD	Residential Learning Disability Younger Adults	6
The Gables	195 Ashby Road, Scunthorpe DN16 2AQ	Nursing Learning Disability Mental Health Younger Adults	12

Sunningdale Court - Care Home	Albert Road, Ashby, Scunthorpe DN16 2TN	Residential Learning Disability	20
Lincolnshire House	Brumby Wood Lane, Scunthorpe DN17 1AF	Residential Learning Disability Short Term/Respite Physical Disability Palliative Care	37
St Mary's Care Home	14 St Mary's Court, Speedwell Crescent, Scunthorpe DN15 8UP	Residential Elderly Dementia Short Term/Respite Physical Disability Palliative Care	47
Warley House	Warley Road, Scunthorpe DN16 1PL	Residential Elderly Dementia Short Term/Respite Physical Disability	39
Cherry Tree House	Collum Avenue, Scunthorpe DN16 2TF	Residential Elderly Dementia Short Term/Respite Physical Disability	34
Thorpe House	Sawcliffe Hill, Dragonby, Scunthorpe DN15 0BQ	Residential Learning Disability Younger Adults	11
Keb House	Haytons Lane, Appleby, Scunthorpe DN15 0AP	Residential Elderly Dementia Short Term/Respite Palliative Care	18

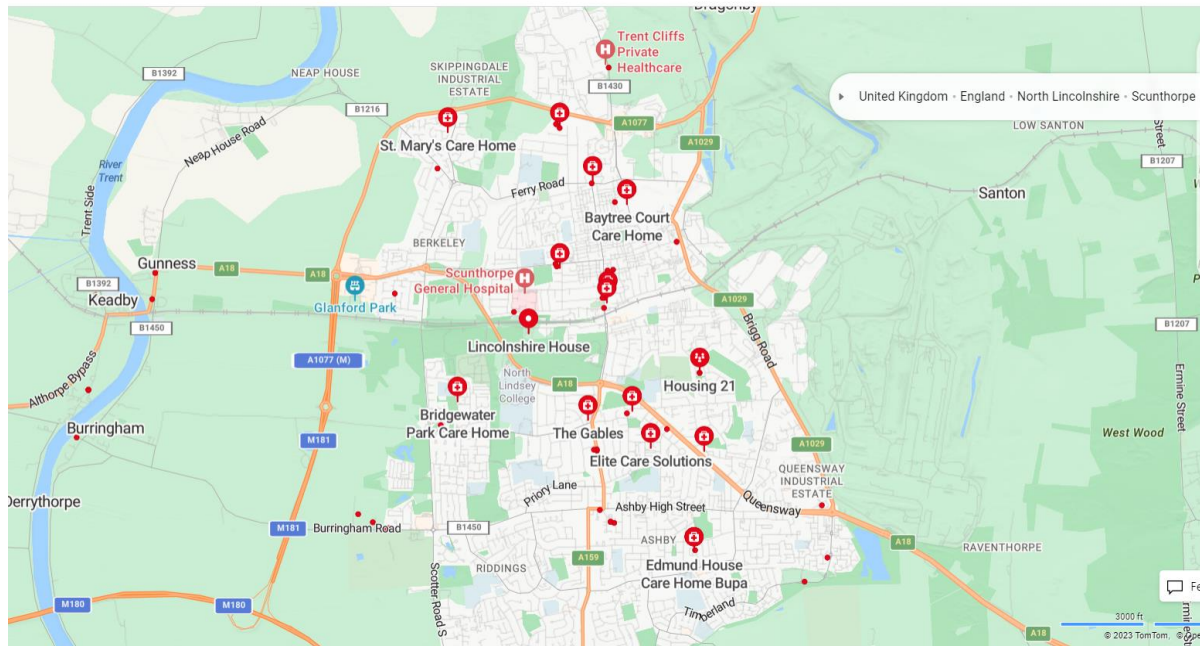
The above table shows that there are numerous care homes located within Scunthorpe. A recent response from North Lincolnshire Council stated as regards care home provision, should also be considered against the high numbers of care home providers in the Scunthorpe Area:

“...currently within Scunthorpe there are 858 used and 188 unused.”

The response which was attained through the freedom of information act is shown within the appendices. It can be redacted from public view at validation should the local authority not want the full content of the response disclosed.

The current surplus of beds correlates with the findings of the alternative provision study, where the table shows that an abundance of Care Homes currently operates in the area.

Spatial distribution of care homes



Source: Google Maps

The data shows that an even spread of care homes are populated across the Scunthorpe area, with The Gables the closest to Grafton House. It shows that across such a small geographic area that an abundance of providers currently operate. This is confirmed by the statement that there is an over surplus of care home beds in the area.

5. Summary

Core Strategy Policy 22 states:

*The loss of community facilities or land allocated for such purposes will be resisted, unless there is no longer a need for the land or building in any form of community use, or **there is an acceptable alternative means of meeting such need***

It is clear that there is an existing surplus of care home beds locally, a high number of care homes already operate in the Scunthorpe Area as expressed by the table, they are located in close proximity to Grafton House, as expressed by the google map.

It is considered that in this instance there is an acceptable alternative means of meeting care home needs in the area.

6. Other community uses in close proximity

The methodology naturally refers to the assessment policy as a framework for definition as to what a community use is. These are:

community/village halls, village shops and post offices, schools, colleges, nurseries, places of worship, health services, care homes, convenience stores, libraries and public houses'

Grafton House is located on Asby Road, equidistance between Scunthorpe Town Centre and Ashby Town Centre. Brumby Corner which is a local neighbourhood service centre is located a short walk away. The main bus route connecting Scunthorpe and Ashby (Scunthorpe's most used and frequent service) runs along the front of Grafton House with a bus stop only metres away. Central Park is also located less than 300m away from Grafton House.

Below is a qualitative assessment describing the other community uses that are in abundance in the area.

Community Halls

- Ashby Community Centre – Everest Road
- Central Community Centre – Lindum Street
- Frodingham Community Centre – Rowland Road
- Lincoln Gardens Community Centre – Gloucester Ave
- Sunshine Hall – Ashby High Street
- Lodge Moor Community Association – Minster Road
- Park Community Centre - Ave Viv
- Riddings Community Centre – Willoughby Road
- Westcliffe Community Association Newbolt Ave

The above list is not extensive, there are more. These are all located within a 3 mile radius, some less than 0.5 of a mile

Places Of Worship

There is no requirement to put forward an extensive list of places of worship. But the following 3 are within 500m of Grafton House

- The Parish Church of St Hugh
- Old Brumby United Church (St Marks)
- Connect Church Ashby Road

Schools/Collages

There are a number of colleges, schools and Hire Education facilities in close proximity to Grafton House

- University Capus of North Lincolnshire (located in central park)
- North Lindsey Collage
- John Leggott College
- Frodingham Road Infants
- Lincoln Gardens Primary School

- St Bedes Comprehensive
- Outwood Academy

Shops/Post Offices

Grafton House is located close to Brumby Corner where there is a post office, shops, takeaways. Close by is Ashby High Street and Scunthorpe Town Centre, town centre shops here are not mentioned but easily accessible. The shops below are within minutes by foot.

- Spar Brumby Corner
- Post Officer Brumby Corner
- Co-op opposite Grafton House (under construction at time of writing)
- Petrol Stations
- Lloyds Ave News Agents

Health Services

- Scunthorpe General Hospital (1 mile)
- Ancora Medical Practice (also located on Ashby Road)
- The Chiro Health Clinic (Brumby Corner)
- Brumby Corner Dental Surgery
- Whitworth Pharmacy
- Cedar Medical Practice (Ashby Road)
- Ancora Medical Practice with Pharmacy (Ashby Road)

Convenience Stores

- Spar (Brumby Corner)
- Co-op opposite Grafton House

Library's

- Ashby Link
- Scunthorpe Central Library

Public Houses

- Queensway (Asby Road, opposite Grafton House)
- Priory (Asby Road)

The above list which is far from exhaustive expands on the abundance of community uses (those defined by CS22) in the immediate area.

7. CONCLUSION

The document shows that there is an oversupply of care home providers currently functioning in the Scunthorpe Area. This is confirmed by North Lincolnshire Council who in turn state that there is a surplus of care home beds in the area.

The alternative search for broader community facilities set out under section 6 shows that Grafton House is located in and amongst a plethora of other community uses. To remind ourselves of the policy Test CS 22 states:

The loss of community facilities or land allocated for such purposes will be resisted, unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such need

It is considered that this document provides robust and irrefutable evidence that **“...there is an acceptable alternative means of meeting such need”** and thus meeting with the requirements CS22.

Firstly, in that it has been evidenced through both online search and confirmation from North Lincolnshire Council that there is a high number of care homes currently operating in the area and that it is clear (through the confirmation in appendix 1) that this results in an over surplus of beds and so an acceptable alternative means of meeting local care home requirements is already in place.

Secondly the exploration of other community uses (those defined by the Core Strategy) show that there are a high number located within close proximity to the site. This understanding of the abundance of those uses is suggestive as to why no purchasers have come forward to take on Grafton house for first care home purposes and secondly a wider community use.