

199-203 Henley Road & land to the rear of
205-207 Henley Road, Caversham RG4 6LJ



GERALDEVE

**Planning Statement (Including Sequential Test FRA)
Signature Caversham**

Signature Senior Lifestyle

**199-203 Henley Road and land to the rear of 205-207 Henley
Road, Caversham RG4 6LJ**

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1 Introduction/Background

1.1 This Planning Statement supports the planning application in respect of a proposal for the redevelopment of 199-203 Henley Road and land to the rear of 205-207 Henley Road, Caversham RG4 6LJ (The Site), by Signature Senior Lifestyle (Signature) to provide a new Care Home (Class C2 use).

1.2 The proposed development is described as:

“The demolition of existing structures and redevelopment to form a new care home together with associated external structures, car parking and landscaping.” (The Proposal)

1.3 The home would provide some 86 units, including 36 specialist dementia units.

1.4 The Proposal Site benefits from pre-application discussions with the Reading Borough Council and an extensive recent planning history, confirming the principle of the redevelopment of the site. The Applicant has also engaged with local residents to inform and discuss the Proposals with them.

1.5 The planning application comprises the following documents:

- Complete planning application forms
- Completed Community Infrastructure Levy forms
- Application drawings
- Design and Access Statement including
 - Landscape Masterplan
 - Refuse and Waste Management Plan
- Transport Assessment
- Interim Travel Plan
- Statement of Community Involvement
- Energy/Sustainability Statement
- Ecology Assessment
- Flood Risk Assessment
- Utilities and Drainage assessment
- Statement of Heritage significance
 - (Including archaeology)
- Ground Investigation/Contamination Report

- Arboricultural Report. Arboricultural method
- statement and tree protection plan
- Air Quality Assessment
- Environmental Noise Survey

2 Site Description

- 2.1 The Site is located in Caversham and is some 0.96 ha in area. It comprises residential plots of 3 existing properties and parts of the rear garden of 2 further houses, set on the southern side of Henley Road. The site is bounded by the existing Ruskins development to the west and No 209 Henley Road to the east. Opposite the site is a row of substantial detached and semi-detached houses fronting onto Henley Road. To the south the Site runs down to Berry Brook.

3 Site History

- 3.1 The relevant Site history is as follows:

161842 Demolition of nos 199-203 Henley Road and erection of 60 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping.

Refused (18/1/2017). Appeal (PINS ref APP/E0345/W/17/3176242/): withdrawn.

170959 Demolition of 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping. Resubmission of 161842. Permitted 6/6/2018.

180418 Outline application for the demolition of nos 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road (considering access, appearance, layout and scale). Permitted and subject to Legal Agreement, 7 January 2019.

Adjacent Site 209-219 Henley Road

181102 Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping. Withdrawn the applicant on 6th February 2019.

4 Relevant Planning Policy

- 4.1 In summarising the primary planning policies of relevance to the proposal, the following policy levels have been considered: National Planning Policy Framework (The Framework)/Planning Practice Guidance (PPG), Development Plan policy and relevant supplementary planning documents.
- 4.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant development plan in the context of this application is the Core Strategy and the Sites and Detailed Policies Document including alterations to January 2015.
- 4.3 On the adopted proposals map the site is shown to be within the settlement boundary and the Air Quality Management area (Policy DM19).
- 4.4 The Site contains trees which are subject to Tree Preservation Order 20/14. The Berry Brook lies outside of the southern boundary of the site and results in the application site falling within Flood Zones 1, 2 and 3a (on the southern boundary). The area directly to the south of the site is designated on the adopted proposals map as a Major Landscape Feature and contains a Green Link.

5 Key Planning Considerations

- 5.1 This section looks at the key planning considerations in respect of the proposal under the following headings:
- The Principle of Development and Signature Use
 - The Sequential Test
 - The Scale (Amount) of development/impact on character
 - Residential Amenity
 - Impact on Trees
 - Highways Impact
 - Flood risk
 - Sustainability
 - Ecology
 - Air / Noise pollution
 - Waste

- Equality and Diversity Issues
- Community Infrastructure Levy draft liability/ Planning obligations
- Engagement with the local community
- The benefits of the proposal

The Principle of Development and the Signature Use

- 5.2 The Site is within the settlement boundary of Caversham and can be described as previously developed land. The Site has also recently been granted planning permission in respect of Class C3 residential development on two occasions.
- 5.3 The site is well located in respect of the town centre, public transport (a bus stop adjoins the Site) and other community amenities.
- 5.4 In principle redevelopment of the Site is acceptable in planning terms.
- 5.5 Signature was formed in 2006 with the vision of offering an alternative to the traditional care home model by dramatically improving the quality of the environment and the way in which care is provided. Then and now much of the elderly care home accommodation in the UK is of a poor quality offering an unattractive option for those in need of care.
- 5.6 Recognising the crises of a rapidly aging population and undesirable accommodation, Signature drew inspiration from more modern thinking about elderly care, notably in the Netherlands and the United States. Signature adapted best thinking to suit the British people, providing homely and normal environments with an increased amount of private space, whilst maintaining usable communal space.
- 5.7 As at January 2017, across the Country, Signature has twelve operational care homes and a further four under construction or with planning permission.
- 5.8 Traditionally in Britain, care homes have generally been seen as undesirable. The negative image is of old converted buildings, which are institutionally decorated, with poor odour and not fit for purpose. Many newly constructed care homes are an improvement but the environment can still be institutional in character with small resident rooms, which suit the operator rather than the resident. Signature was formed with the aim of creating an alternative to the traditional care home model, with one that is resident focused.
- 5.9 Signature provides a homely environment, which is fit for purpose, but maintains many of

the features that you would find in your own home. Normal home like decoration is provided in domestically scaled rooms. The emphasis is on what the residents want rather than what is best for the operator.

- 5.10 The communal space provided is domestically scaled and decorated, with two separate dining areas to choose from. There are numerous lounge areas, a cinema room, activity rooms, café area, hairdressing salon, spa assisted bath and treatment room. The corridors are wide enough for two wheelchairs to pass, with seating to stop and rest. Three lifts serve the building.
- 5.11 Outside space is important. The retained open space allows for an exceptional recreational and sensory experience for the residents. Footpaths are suitable for wheelchairs and walking frames, with frequent areas to stop and rest.
- 5.12 Residents should be able to age in place with a move to a Signature home being the last one they should ever have to make. A specialist secure dementia area is provided within the home and the homes are registered with the Care Quality Commission as accommodation for persons who require nursing or personal care. Care packages are tailored and priced in bands to suit the individual rather than being included on a one size fits all basis within the accommodation price. The care programme suits the individual, fitting in with daily routines.
- 5.13 The suites are rented on a monthly licence with the rent varying depending upon the size of room, location and aspect. The rent includes the accommodation; all meals and snacks; housekeeping including laundry; all utility bills; access to all the activities that happen on a daily basis and a basic level of care. Additional care and nursing is charged separately based upon the residents' needs. The exception to this is the specialist dementia area where care and accommodation are combined.
- 5.14 Every suite has its own lockable front door and the employees' mentality is that they are visiting someone's home, not the other way around.
- 5.15 Each home varies, but generally this home will employ approximately 120 full and part-time people. However the maximum number of staff on site at any one time is likely to be about 35. The night shift would have the lowest staff levels with up to around 8 staff likely to be on duty. The staff generally work on a three-shift pattern with the busiest period being around midday. A wide range of people are employed including, carers; nurses;

housekeepers; managers; cooks; maintenance and sales.

- 5.16 The Signature product is aimed at the private pay care home market. Of the 504 residents that Signature currently looks after in the south east only 3 individuals receive Local Authority means tested funding, which is then topped up by the family to achieve the private pay rate. Before moving into a Signature home, potential residents and their families are directed to an independent financial advisor to ensure that they can afford the home long term.
- 5.17 The average age of a resident in a Signature home is approximately 85 years with all requiring some form of care. The average stay is around 2.5 years.
- 5.18 In Signature's experience, the vast majority of residents come from within a 20min drive time radius of the home. If the resident does not already live within the drive time, they usually have a relative that does and would have moved into the area anyway.
- 5.19 Residents are able to continue to be registered with their own local doctor. Signature will also enter into a commercial arrangement with a local practice to provide services into the home. This is an efficient way for the doctor to operate, visiting residents in one home rather than traveling around the area. Signature nurses also provide valuable feedback and monitoring.
- 5.20 A mini-bus and driver is provided for each home. The primary purpose is for trips out, but they can also be used to transport staff to and from transport nodes.
- 5.21 Carpets and material used are cleanable and fresh air is pumped into and out of the home in a controlled manner to manage odour. Communal areas have air conditioning.
- 5.22 A fire engineered solution has been adopted to allow residents to stay in place in the event of a fire, avoiding the need to evacuate the whole building. The building has a sprinkler system and there is a smoke extraction system. This also allows furniture to be placed in the corridors.
- 5.23 Having regard to the way the Signature model operates and the level of care, including specialist dementia care, as set out above, the use falls within Class C2 of the Town and Country Planning (Use Classes) Order 1987. This Class is in respect of; Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. The Signature proposal is a registered care home.

5.24 Development Plan Policy DM7 allows accommodation for Vulnerable People subject to the following criteria: where development would result in the loss of general housing it must meet identified needs in the most up-to-date Housing Strategy (2014) and accommodate an equivalent number of people; larger development needs to provide adequate ambulance access and development in residential areas will be designed to respect the residential character of their surroundings.

5.25 The Emerging Reading Local Plan contains the following policy:

“Accommodation for Vulnerable People H5: ACCOMMODATION FOR
VULNERABLE PEOPLE

- i) Provision will be made for at least an additional 253 residential care beds places for elderly people between 2013 and 2036, in addition to the overall housing need. Other specialist accommodation for vulnerable people will address the identified needs, which are primarily for accommodation that enables occupants to live as independently as possible, particularly for older people and people with physical disabilities.
- ii) ii) Development for specialist accommodation for vulnerable people will fulfil the following criteria:
 - a. • Developments will, where possible, locate accommodation close to, or incorporate, relevant community facilities, such as healthcare services, or day care for elderly people;
 - b. • Where development would result in a loss of general housing, it must meet identified needs in the most up-to-date Housing Strategy and be able to accommodate at least an equivalent number of people;
 - c. • Larger developments will include adequate provision for ambulance access;
 - d. • Development will incorporate areas of green space, which are particularly important for many groups of vulnerable people;
 - e. • Developments within residential areas will be designed to respect the residential character of their surroundings; and
 - f. • Where a development requires a new physical link between buildings and where the gaps between buildings form part of the character of a street, the need for a linkage must be clearly demonstrated, and must avoid negative impacts on the character of the street.

- iii) iii) Development catering for people with limited mobility will fulfil the following criteria:
 - a. • Developments should be located within 400 metres of an identified district or local centre and a bus stop on a strategic bus route; and
 - b. • Development should include secure storage for mobility scooters”

5.26 The Plan further confirms that:

“The Berkshire (with South Bucks) Strategic Housing Market Assessment (SHMA) assessed the likely level of need for residential care bed spaces for older people (within use class C2), based on projections of how many people are likely to suffer from issues such as reduced mobility and dementia. The SHMA identified a need for 2,226 additional residential care bed spaces in the Western Berkshire Housing Market Area to 2036, of which Reading’s need is 253”

5.27 The planning application and supporting documents confirm that the Proposals fully accord with policies of the current and emerging Plans, and In the Council’s pre-application response the following conclusion was reached:

“Permission 170959 set the principle for redevelopment on the site for residential development. Based on the content of the current submission and our meeting it is considered that the proposal would fall within Use C2 as a residential institution providing personal care to residents identified as being in need of such care. Due to the subtleties in defining this use class (opposed to C3 dwellings) any application should clearly set out how the site will operate. The proposal would also be subject to a S106 Legal Agreement that sets out the parameters of the proposed C2 use subject to a requirement that occupants be in need of care and a lower age limit for residents. There is therefore no objection in principle to a C2 use within the site, subject to other material considerations as set out below:

- In terms of affordable housing for C3 Use, Policy CS16 sets out that ‘Major’ schemes provide a 30% requirement. A C2 Use would not require a contribution to affordable housing. Officers would welcome and encourage further pre-application discussions in this regard prior to any formal submission in relation to the exact nature of the use.”

The Sequential Test

5.28 PPG sets out that :

“The Sequential Test does not need to be applied for individual developments on sites which have been allocated in development plans through the Sequential Test, or for applications for minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).

Nor should it normally be necessary to apply the Sequential Test to development proposals in Flood Zone 1 (land with a low probability of flooding from rivers or the sea), unless the Strategic Flood Risk Assessment for the area, or other more recent information, indicates there may be flooding issues now or in the future (for example, through the impact of climate change).”

5.29 The proposed care home is sited wholly within Flood Zone 1. However the application site contains areas within Flood Zones 2 and 3a, with the private amenity space for the home located outside Flood Zone 1.

5.30 The Transport statement confirms that the Site is in a sustainable location:

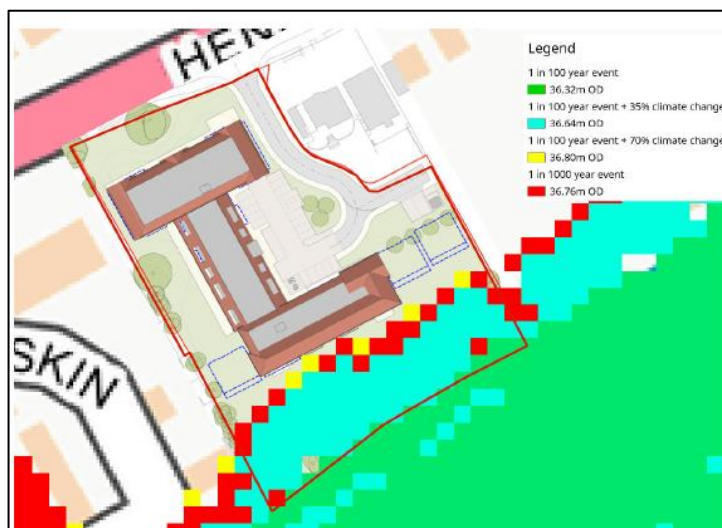
“The closest bus stops to the site are provided on both sides of Henley Road adjacent to and opposite no.199. At the westbound bus stop a covered shelter, flags and timetables are provided with a flag and timetables at the eastbound bus stop.”

“The closest train station to the site is Reading Station some 2.2 km to the south west. Services run typically every 5 minutes from Reading to London whilst four trains per hour run between Reading and Swindon. Two trains per hour run between Reading and Bath, Bristol, and Cardiff. Trains to local stations such as Twyford typically operate every 15 minutes. The number 23/24 buses stop adjacent to the train station.”

5.31 The Site is located within the settlement boundary, in close proximity to local shops and amenities some 600m to the west along Henley Road.

5.32 The Site is in a sustainable location.

5.33 The Flood Risk Assessment by Evondale Young sets out that the proposed buildings are within flood risk zone 1.



5.34 The FRA concludes that:

“modelling produced by Edenvale Young has shown a slight reduction to the flood extent local to the site; all buildings are located within Flood Zone 1. Therefore, the Sequential Test is not required to be passed.”

5.35 Notwithstanding this conclusion and for robustness we have considered a Sequential Test.

5.36 The Sequential Test assesses other potential sites in the Borough with the aim of steering new development to areas at the lowest probability of flooding (Zone 1). However this needs to be considered in the light of available development Plan evidence. The most pertinent is the Council’s latest ‘Housing and Economic Land Availability Assessment’ (May 2017) which sets out that ‘there are not sufficient sites to meet the objectively assessed need for housing in Reading on sites in Flood Zones 1 and 2’.

5.37 We have considered the Existing site commitments in the Reading Borough Council Annual Monitoring Report December 2018, as follows:

EXISTING COMMITMENTS NOT STARTED

173-175 Friar Street Comment: Too small

29-35 Station Road Comment too small

Station Hill Site, Station Hill Site not available, sold to Lincoln MGT

Havell House, 62-66 Queens Road Comment too small

Princes House, 73a London Road Comment too small

114 Oxford Road Comment too small

160-163 Friar Street Comment too small

35-38 Friar Street Comment too small

Former Gas Works Building, Gas Works Road Comment too small

30-31 Friar Street Comment too small

Greyfriars House, 30 Greyfriars Road Not available for Class C2 use

Former Cooper BMW, Kings Meadow Road Comment too large

Land between Weldale Street and Chatham Street Comment too large

52-55 Friar Street and 12 Greyfriars Road Comment too large

1 Station Road and 22 Friar Street Comment too small

St Martins Precinct Not available for Class C2 use

40 Silver Street Comment too small

13-21 Crown Street and 27 Silver Street: granted planning permission for assisted living units and not available for Class C2 use.

1025-1027 Oxford Road Comment too small

Cadogan House, Rose Kiln Lane The site is located within Flood Zone 2

Alexander House, 205-207 Kings Road Not available for Class C2 use

5.38 In the light of the above evidence there a more suitable site for this development is not

available and the Sequential Test is therefore completed.

Superfast Broadband Strategy Statement

5.39 The following is an analysis of the broadband access from the Site:

Broadband access in RG4 6LJ

Percentage of properties with Next Generation Access 100%

Percentage of properties with Superfast Broadband 100%

Percentage of properties with Ultrafast Broadband 0%

Superfast Broadband is between 30Mbps and 300Mbps

Ultrafast Broadband is > 300Mbps

Broadband speed in RG4 6LJ

Download

Minimum download speed 8.0Mbps

Average download speed 32.8Mbps

Maximum download speed 100.0Mbps

Upload

Minimum upload speed 0.9Mbps

Average upload speed 2.6Mbps

Maximum upload speed 10.0Mbps

Broadband limitations in RG4 6LJ

Percentage of properties unable to receive 2Mbps 0%

Percentage of properties unable to receive 5Mbps 0%

Percentage of properties unable to receive 10Mbps 0%

The Scale (Amount) of development/impact on character

- 5.40 The massing and height of the proposal is two to three storeys. The Design and access sets out how the development provides a design which is of high quality and accords with the relevant policies of the Development Plan, including CS7 'Design and the Public Realm', DM4 'Safeguarding Amenity' and Policy DM11 'Development of Private Residential Gardens'

Residential Amenity

- 5.41 The benchmark for assessing the effect on residential amenity has been set in the recent grant of planning permission for the development of the site. In all cases the proposed development is sited at a greater distance from boundaries and existing development. Careful consideration has been given to the amenity of neighbouring residents and separation distances in excess of those set out in Council guidance have been achieved.
- 5.42 No elevation of the Proposal will create a situation where a back to back separation between windows is less than 20m (Policy DM4). The proposals comply with the requirements of the development plan.
- 5.43 The result of the design work is that the proposals have an acceptable effect on neighbouring residents.
- 5.44 In addition, in discussion and with the agreement of neighbours, a suitable boundary treatment will be provided including appropriate fencing and planting from the opening of the Home.

Impact on Trees

- 5.45 The proposals have been developed having regard to the constraints placed upon it by the existing tree preservation order. Signature is not a house builder, whose priority is to build units and sell them as quickly as possible and thereafter to have no interest in the site. Signature is the developer and operator of its care homes and so it has a long-term interest in the sites it develops. Part of the attractiveness of a Signature care homes is the high

quality outdoor environment and established trees are an important part of achieving that high quality environment. Signature therefore commissions bespoke landscaping designs for each care home it develops and puts in place long-term maintenance arrangements to ensure that the landscaping is retained and maintained throughout the life of the care home. As part of this arboriculturalists are retained by Signature during construction and to advise on the long-term management of the trees at all Signature care homes on an on-going basis.

5.46 The arboricultural report concludes as follows:

“Important trees on the site are retained with the proposed development and provided the tree protection measures outlined in this report are implemented for their protection during the demolition and construction process, they will be safeguarded for the long term.

Those trees proposed for removal are low or poor quality, mostly small trees within the rear gardens of the existing properties, and their loss will have limited adverse impact on public amenity value.

The development provides an opportunity to introduce new tree planting, which will provide a younger age class to an ageing tree population and includes trees on the site frontage that will make a significant contribution to public amenity.

My conclusions are that the proposed development is therefore acceptable in both arboricultural terms and in relation to planning policy as it relates to trees.”

Highways Impact

5.47 The proposal provides A total of some 39 car parking spaces provided within the development. Some 20 of these would be undercroft spaces and 17 would be provided within the site in front of the building. Two disabled bays would be provided adjacent to the main care home reception. A Signature care home is a low generator of traffic. The existing access and highways arrangements to Wood Street would be closed; this would be a benefit to highways safety and operation on Henley Road.

5.48 Cycle Parking: 12 spaces for staff and 4 spaces for visitors would be provided. In addition to these, staff would be provided with showers, lockers, changing and drying facilities in order to help encourage cycling as a sustainable form of travel to the site.

- 5.49 Servicing: Adequate servicing arrangements are made for commercial vehicles and general servicing on site with sufficient turning areas.
- 5.50 These matters are addressed primarily in Highways assessment which concludes that the transportation features within the design are acceptable in policy and safety terms..

Flood risk

- 5.51 The development lies within flood zone 1. The application is supported by a flood risk assessment which confirms that the proposed development is acceptable, as follows:

“As the flood risk to the site has previously been considered to be minimal, it is considered that the flood risk now posed to the new development is similarly negligible.”

Sustainability

- 5.52 The planning application is supported by an Energy and Sustainability statement setting out how the development accords Development Plan policy requirements. It states that:

A) Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

C) Major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction are met within the framework of the energy hierarchy.

- 5.53 The Sustainability Statement sets out the proposed strategy including the provision of CHP for the building.
- 5.54 The application demonstrates how the measures proposed would meet the aims and objectives of the Development Plan regarding energy efficiency, renewable energy and carbon reduction.

Ecology

- 5.55 The planning application is supported by an Ecology Statement, which includes biodiversity improvements. We will aspire to a development delivering a net environmental gain.

Air / Noise pollution

- 5.56 The application includes Air Quality and Noise Impact Assessments which conclude that the proposed development would not result in a significant impact on neighbours and conditions within the area. The use of part of the application site as a surface level car park would result in some additional air and noise pollution than its current layout. But this would be minimal. It is also very relevant that the proposed internal use is a care home where the residents will require a high quality of external environment in respect of air and noise quality. Noise mitigation is central to the Signature offer as a care environment. The conclusion of the assessment was:

“Based on the evidence it is estimated that there will be no exceedances of either short term objective for NO₂ or PM₁₀. The 'with' development scenario predicts that the development will cause NO₂ and PM₁₀ concentrations to change by < 0.1. Therefore, no mitigation is required as the air quality objectives are predicted to be met and the development impact on local air quality is estimated to be “negligible”. Instead, other measures such as providing secure and covered cycle storage, car share schemes, and installing electric charging point(s), should be considered to reduce the emissions arising from the development. In addition, the developer is encouraged to refer to the IAQM's ‘Guidance on the assessment of dust from demolition and construction’ in order to minimise the impact of the construction phase on local air quality.”

Refuse/Waste

- 5.57 The Design and access statement provides a Delivery and Servicing Management Plan which outlines the servicing arrangements for the home. The proposed plan states that safe and secure refuse stores will be provided on site as identified on the ground floor plan.

Servicing

- 5.58 The transport assessment confirms that a service and delivery bay is provided. The site would typically be serviced by delivery vehicles including vans and 7.5T lorries with up to one large lorry arriving per day. Refuse collection would be undertaken typically 2-3 times

per week in line with the current schedule. Swept path analysis for typical delivery and refuse vehicles around the site have been undertaken and passed. The Site can be safely and efficiently serviced, on-site.

Community Infrastructure Levy (CIL) draft liability and Planning obligations

CIL

5.59 There is no CIL liability in respect of Care Homes.

5.60 The following potential s106 provisions may be applicable but this is subject to detailed discussion with the Council:

- Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- Confirmation and control of the Class C2 use: minimum age and Care
- Highways Obligations
 - To implement amendments to the Highway prior to occupation
 - Travel Plan - The applicant shall enter into a Travel Plan Statement that seeks to reduce reliance on the use of the private car and to ensure the sustainability of the development. The Travel Plan shall include the following obligations to facilitate modal shift in the choice of transport mode available to staff and residents as follows:-
 - Travel Plan monitoring contribution
 - Staff Travel Plan Incentive fund contribution
 - Section 38 agreement not to create a ransom strip to the adjoining site.
- Employment and Skills Plan.

Engagement with the local community

5.62 The application is accompanied by a Statement of Community Involvement which sets out the steps which have been taken to inform the community of the Signature proposals. We have engaged with:

- Local resident and interest groups and local residents.

5.63 Engagement included personal house calls information flyers in the area.

The benefits of the proposal

5.64 We have analysed the economic benefits of the development of a Signature Senior Lifestyle care home. This identifies that the potential economic benefits generated by the proposed development are:

Construction Phase

- Direct jobs over a 20-22-month period - 66-73
- Indirect jobs supported over the 24-month period – 65-59
- Economic output (GVA) generated over the construction period - £12m

Operational Phase

- 100 jobs – a mix of full and part time positions, generating between £1.8m-£3.7m.
- Supporting 41 indirect jobs, generating £2.1m in GVA per year.
- Apprenticeship and training opportunities.
- NHS savings of between £16,630 and £32,640 a year.
- Care home expenditure of £205,390, supporting the local supply chain.
- Potentially releasing 86 family houses to the open market. It is estimated that around 30 family units could be released every year in perpetuity

6 Conclusions

6.1 This statement is submitted in support of the planning application. It has reviewed the

key town planning considerations in regards to the potential redevelopment of the Site.

- 6.2 The proposal will result in a number of benefits. As set out above there are significant economic benefits. The proposals will reuse a previously developed, sustainably located, urban site and will provide needed care and specialist bed spaces for older people living in this area.
- 6.3 From the above considerations it is concluded that the balance of relevant planning considerations is in favour of the grant of planning permission for the proposed development.