



Executive Summary

Outline Planning Application for the development of a Retirement Care Village, including provisions for a new community park in Moor Lane, Cranham.

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The purpose of this executive summary is to highlight the expectations and aspirations deriving from the above development and how it will benefit the residents of Cranham and the community of the London Borough of Havering as a whole. It demonstrates to the Local Planning Authority the very special circumstances required to over-ride policy restraint.

For an overview of the key changes to the resubmission of this outline planning application, please refer to the preface of the Planning Statement.

The two principal benefits are felt to arise from, although are not restricted solely to:

- The creation of open green space for the community in the form of a substantial parkland area surrounding the Care Village, with long-term management, funding and protection.
- The creation of a Care Village which addresses an existing and forecast need for care and additional facilities and accommodation for the elderly in particular.

The Parkland Area:

The entire 28 acre site is currently in private ownership. Apart from a public footpath running along the southern boundary, the site has limited accessibility because of overgrown vegetation and very uneven ground.

It is described in the LizLake 'Ecological Management Strategy and Outline Management Plan' as abandoned, with the ecological value of the site habitat having deteriorated significantly in recent years through lack of appropriate management.

The key benefits of the new parkland area include:

- A comprehensive contributions package including:
 - Gifting the freehold of the site to the Thames Chase Community Forest (TCCF) thereby creating a long-term defensible Green Belt boundary, with reinforced protection provided by management arrangements and scope for additional legal restrictions;
 - Funding for the implementation of the Ecological Management Strategy and Outline Management Plan
 - A ten year contribution for the ongoing management of that plan;

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The key benefits of the new parkland area include cont'd:

- Specific measures for increasing and optimising the biodiversity of the site and enhancing the ecological interests, including the provision of significant areas of new woodland and wetland habitat;
- The creation of new ponds that will help achieve targets set by the Havering Wildlife Partnership within the Ponds and Lakes Action Plan;
- Increased and enhanced informal public access, fulfilling the aspirations of the TCCF / Forestry Commission and delivering London Green Grid objectives, which will include nature trails, picnic areas, interpretation boards and links with the existing network of public open spaces.

The Care Village:

Recently launched by the Homes and Communities Agency (HCA), in partnership with Communities and Local Government (CLG) and the Department of Health, the HAPPI (Housing our Ageing Population: Panel for Innovation) report calls for positive action in response to the UK's ageing population. With the number of over 60 year-olds projected to increase by 7 million over the next 25 years and much of the UK's existing housing stock inaccessible or unsuitable, the lack of good quality homes for older people is a real concern.

The report has recommended that the design and development of new homes for older people must become a national priority if the UK is to avoid a future housing crisis.

As a borough, Havering has the highest percentage of older people within London, with the highest concentrations of elderly people found within the village of Cranham in Upminster.

It is widely recognised that there is a need to increase the level of locally available flexible, specialist accommodation for older people in order that the appropriate levels of support and care can be tailored to individual needs.

This group would otherwise face the stark choice of a traditional Care Home which may mean separation from their partners and loss of autonomy; or reliance on Social Services to provide care at their current home with care packages that cannot always be as comprehensive or responsive as their changing needs require.

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The key benefits of the Care Village include:

- A purpose-built community which complements the local infrastructure where residents can enjoy flexible, responsive care and support that focuses on reablement and rehabilitation; and will be available around the clock to enable individuals to remain in their own homes for longer – and in most cases, for the rest of their lives. All this is combined with the use of communal facilities and activities designed to promote individual health and wellbeing. This ensures residents retain as much independence as possible;
- To encourage independence across all client groups, every resident will receive a minimum level of care through the on-site CQC registered Domiciliary Care Agency and general administration of the Care Village. Everyday services such as washing-up, hoovering and bag carrying are important to ensure longer term independence.
- The main client group will comprise elderly and frail people needing care and support, some of whom will have high dependency needs including;
 - very frail elderly;
 - terminally ill;
 - rehabilitation;
 - post operatives;
 - partially sighted;
 - dementia care;
 - acquired brain injury;
 - adults with a disability or other health problems including neurological conditions, eg. Multiple Sclerosis, Motor Neurone Disease and Parkinson's disease.
- The Village includes a nursing care unit that can provide end of life care close to home and more intensive episodes of care and rehabilitation for those who need it. This care may include;
 - short-term health and social care;
 - treatment and support;
 - specialist respite care;
 - rehabilitation and intermediate care to enable early discharge and prevent acute hospital admission;
 - palliative care;

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The key benefits of the Care Village include cont'd:

- A Wellness Centre will be part of the development. As well as delivering physical and mental stimulation and prescribed programmes of fitness, it can provide;
 - falls prevention services
 - stroke rehabilitation
 - assessment clinics
 - physiotherapy
 - long term conditions management
 - promotion of self-care
 - expert patients programmes
 - cognitive stimulation
 - pulmonary and cardiac rehabilitation programmes
- Helping health and social care providers to deliver health and community services more efficiently to one location and on-site care and support for residents and non-residents alike to help alleviate the burden on the local health service.
- Opportunities to release significant numbers of under-occupied properties to families in the wider community as local older and often single residents take up more appropriate accommodation within the Care Village.
- Employment opportunities for local communities and enhanced viability of local services.

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In conclusion

The contributions package on offer includes a range of wider benefits including funding towards improvement of Moor Lane Church, and the provision of additional car parking for use by this important existing community hub, in addition to financial support for the off-site provision of affordable housing.

Furthermore the proposals and funding for creation of a substantial new community park not only provide clear benefits for enhancement of wildlife habitats and allow greater public access to the site, but will also reinforce long-term protection for the wider site.

Health almost always deteriorates with age. To date, many people have had to move away from family and friends to get the care they needed. English Care Villages allows residents the flexibility to transfer within the different types of accommodation (e.g. from the Close Care Units to the Nursing Unit), or to receive extensive care and support at their original choice of accommodation without the major and often distressing upheaval of physical relocation. By remaining in the same community there is a continuity of relationships, as well as care and support staff. This removes many of the anxieties older people face about their future.

There is no stronger need than the need for care.

ENGLISH VILLAGES

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