

Housing Strategy

Reference Number:	21/00953/FUL
Application Type:	Full Application
Proposal:	Demolition of Existing Building & Development of Care Home
Site Address:	Former Hotel Felix, Whitehouse Lane, Cambridge
Development Officer:	Uzma Ali
Case Planning Officer:	Mary Collins
Date:	23/12/21

The proposed application seeks to provide an 80- bed residential care home for the elderly with specialist provision for dementia care.

The proposed development is classified as a C2 development., therefore an affordable housing provision would not be required.

This site is within the greenbelt and is on the boundary between South Cambs and Cambridge City. Because the site is within the greenbelt and by this virtue is exempt from development unless there are very special circumstances, the special circumstances must be the justifiable need for a care provision in this location.

The County Council have provided information showing about elderly care need and provision, this is set out below:

- The County Council has been finalising needs assessment for accommodation-based services for older people which it expects to publish in the next few months. In its assessment of accommodation-based provision for older people, it has taken account of the Laing Buisson research which has noted that care home market capacity has remained largely flat over the past ten years, even though the numbers of older people has increased significantly. During the same period there has been substantial growth in 'housing with care' options. Projecting forwards, Laing Buisson's analysis suggests that care home growth would be between 4 – 23% above the existing provision. In its forecast, the county council has used the mid-point i.e., 13.5% which equates to an additional 731 beds across Cambridgeshire & Peterborough.
- According to CQC Care Directory, in April 2020 there were 928 care beds in South Cambridgeshire and 697 beds in Cambridge City. Using the mid-point as the basis of its projections, the County Council's needs assessment is that by 2036 1,052 care beds will be required in South Cambs and 791 in Cambridge City. So, the expected need would be an additional 124 beds in South Cambs and 94 beds in Cambridge City.
- The County Council also noted that planning permission had been granted for a further 3 care homes with a total of 210 care beds.

Conclusion

Whilst we acknowledge that projections show that there will be an increase in the older population and that we need to plan for this need, the information from the County Council shows that there is sufficient provision and pipeline provision to meet this need.