



# Frequently Asked Questions

## Land off Albert Road, Bollington

*Are you providing enough car parking?*

- 1.1 Yes - there are two separate car parks for the two elements of the scheme (48 spaces to serve retirement apartments and 27 spaces for care home building) as well as covered and secure cycle parking.
- 1.2 The care home will be caring for residents who would no longer be able to drive. The care staff work in shifts and there will be a maximum of 24 staff in the home at anyone time. Visitors are encouraged to visit outside of shift change wherever possible. Care staff are made up of registered nurses, careers and support staff. Statistically at least 50% of staff car share, walk/cycle or use public transport.
- 1.3 The provision of parking for the independent living apartments has been based on the utilisation rates of similar and successful developments elsewhere.

*Why do we need purpose-built care and elderly accommodation?*

- 1.4 There are only two care homes in Bollington, neither home was purpose built and not all bedrooms have their own en-suite facilities. Purpose built care homes ensure the environment is design to ensure the residents can receive care in a suitable environment. Bedrooms with en-suite facilities, wide corridors, light bright interiors to reduce falls, extensive communal facilities and outside space. As we know, we are an aging population, and the demographics show that Bollington requires a further 247 beds required within a 3 mile radius to meet the current demand.
- 1.5 The independent living / retirement accommodation is required to provide an alternative to elderly residents to live in a safe supported environment. The apartments will be designed to provide a safe environment to allow residents to stay independent for as long as possible. Living within the community will reduce the loneliness experienced by older people when they stay in their own home. The operator of the facility will provide a level of support that can be delivered in the home that suits the residents' needs.
- 1.6 In addition, providing the accommodation for elderly people to downsize into frees up family homes in the local area for those looking to move into a new home.

*How much green space is being provided?*

- 1.7 The development is surrounded by formal and informal green space for use by the residents. The care home will have secure gardens to ensure the residents are kept safe at all times. The independent living element has a communal 'village green' and landscaping to the reservoir to be enjoyed by the residents.

*Are you keeping the existing trees on site?*

- 1.8 We are keeping all the trees on the site except a couple at the front of the site to facilitate a safe access to the apartments.

*Is the site suitable for residential development given the previous uses?*

- 1.9 Yes - the application will include a Phase I Ground Conditions report which will review current ground conditions and highlight any risks. An intrusive study will follow which looks at this in more detail and recommends any remediation measures necessary to ensure the site can be safely developed.

*How will this affect Doctor's Surgeries in the area?*

- 1.10 A common misconception in providing a new care home is that this will create added pressure on local health services. In our experience, we find this to be the opposite. Providing additional care bedrooms within an area frees up hospital beds and many NHS hospitals contract beds with local care operators to further ease pressures on their hospitals.
- 1.11 The care home will employ Registered Nurses who will be able to deal with many of the minor ailments common to the elderly population; reducing demands on local GP services.
- 1.12 GPs will be contracted to conduct 'ward rounds' where they are able to treat a number of residents in the safe environment of the care home. Keeping the residents away from GP waiting rooms means that they are less likely to be exposed to infections. This is even more important given recent experiences during the pandemic, where huge efforts have been made to protect the elderly and the vulnerable within our communities.

*How many people would the Care Home employ?*

- 1.13 The proposed scheme is anticipated to generate circa 75 jobs. The existing business currently has 25 employees therefore this would represent a significant increase in job generation from the site.

*How tall will the development be?*

- 1.11 The care home at the front of the site will be three storey, the existing building is equivalent to a two-storey building. The retirement living apartments at the rear

of the site are four storeys dropping to three storeys adjacent to the existing houses on Calder Close.

*Will this affect biodiversity and wildlife on the site?*

- 1.14 A detailed Ecological Assessment is in the process of being prepared and will support the planning application. This will incorporate a 'Baseline Habitat Survey' which sets out any ecological value currently on the site, will recommend any further protected species surveys required, and any mitigation that needs to be incorporated into the design. There is a mandatory requirement to achieve a Biodiversity Net Gain of 10% as part of the development.

*How are you going to deal with drainage - will it make the situation on Albert Road worse?*

- 1.15 A Flood Risk Assessment and Drainage Strategy will be prepared to support the planning application and inform the final design. Planning policy requires developers to demonstrate that the proposed development would not worsen flood risk elsewhere.

*How will construction affect the School?*

- 1.16 The construction will be controlled by a Construction Management Plan which will need to be submitted and approved by the Local Authority following any granting of planning permission. Once the development is completed the development will have a significant reduction in large vehicle movements which will benefit the school and residents on Albert Road.

*When will a planning application be submitted?*

- 1.17 It is intended to submit a planning application towards the end of Q1 2025.

*When would work start on site?*

- 1.18 Subject to achieving all requisite planning and technical consents, a start on site is anticipated Q2 2026.