

250517 - Land off Basingstoke Road

Outline planning permission via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.

Strategic Commissioning Response

- The Council commissioned the Housing LIN in October 2024 to model the future OP care home assessment of the need for the borough
- Housing LIN evidences that by 2029 there will be a need for 160 additional care home beds across the entire market
- We currently have 5 care homes in our pipeline, with a total of 325 care home beds expected
- These would satisfy our short to medium term care home requirements until around 2029 based on forecasted demand

Transport

- There appears to be no bus service on weekends, and only hourly service during the week and Saturdays
- This causes risks if missed and the home may have to rely on staff driving
- The bus timings may also be problematic for families or visitors
- How would they recruit and ensure sufficient staffing, particularly when competing with other sectors and high local living costs
- Do the number of parking spaces allow staff parking, as well as for visitors

Design and accessibility of home

- Not able to comment