



ECONOMIC STATEMENT

Site of Greenhurst and Blastreat

14 Fitzalan Road

Arundel

Description of Development

Demolition of existing buildings and the erection of a block of 46 sheltered apartments for the elderly (comprising 22 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access electric buggy/cycle store and refuse bin store and 32 parking spaces and vehicle turning area.

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1.1 Site Description

- 1.1.1 The existing use on the site comprises a paint and metal stripping workshop and a vacant dwelling house.
- 1.1.2 The existing business is seeking to relocate to more suitable modern industrial premises within the Arundel area and are currently exploring alternative sites. Therefore, the proposal will not result in the loss of a viable business or the employment opportunities it provides. It will merely relocate within the local area.
- 1.1.3 The proposed use for sheltered apartments for the elderly is appropriate given its edge of town centre location and is compatible with the predominant residential character of the area. It is ideally located within a short walk of town centre shops and facilities.

1.2 Policy Context

- 1.2.1 The site sits within the settlement envelope of Arundel and is allocated in both the adopted and emerging District Local Plan. The site was however allocated for housing in the Arundel Neighbourhood Development Plan (ANDP), specifically in *Policy 5: Land at Fitzalan Road*.
- 1.2.2 The ANDP identifies that acknowledges that the site is currently utilised as employment land advising that:

The current industrial use is a long established use of the site, which predates much of the residential development that has occurred surrounding the site over the last few years. However, its value as an employment site is limited as the employment density of its specific uses is relatively low. Although the location does not currently pose insurmountable environmental or amenity harm, the general industrial nature of the use and the appearance of the site means its change of use to residential will deliver a better long term planning outcome. The industrial occupier serves a wider market area than Arundel and could therefore relocate to other industrial sites in this part of Arun District, funded by the sale of land for housing development. With the importance of the ANP bringing forward housing land for development but in a way that adheres to the

vision and objectives translated into Policy 2 and Policy 3, this policy conforms with the Local Plan in justifying an exception to its protection of employment land policy.
(Paragraph 4.31 *Emphasis* Own)

1.2.3 The relocation of the existing employment use accords with the development plan.

1.3 RENAISSANCE RETIREMENT LIVING

1.3.1 Good quality retirement housing is acknowledged as resulting in a range of significant economic benefits that can be divided into the three dimensions of sustainable development.

1.4 Economic

- When older people with low to moderate support needs move into specialist older persons' housing this generates a saving of £2,988 per person per year split evenly between savings from hospital stays (£1,449) and social care (£1,488). Updated for 18% CPI inflation between 2010 and 2017, this provides an annual saving of £3,525 a year per person.¹
- In accordance with the Government's bedroom standard in which people have at least two unused bedrooms, 57% of people aged over 55 were considered to be under occupying. There were 18 million surplus bedrooms in 2009/2010, 9 million of which were under occupied by those aged 60 and over². Shelter³ calculated that if 20% of older households currently under occupying were to downsize, around 840,000 family homes would be released, including 760,000 that were owner occupied in tenure.
- Older people are more inclined to shop locally and support the vitality and viability of local centres. A specialist retirement development of 55 residents spends approximately £610,000 in local shops per year, and when compared to a conventional housing development, some £2.3million in additional local spending over the development's lifetime⁴.

¹ "Financial benefits of investment in specialist housing for vulnerable and older people" A report for the Homes & Communities Agency, Frontier Economics, 2010

² 'Hoarding of Housing: The intergenerational crisis in the housing market', Intergenerational Foundation, 2011

³ 'A better fit? Creating Housing choices for an ageing population', Shelter, 2012.

⁴ A Better Life: Private Sheltered Housing and Independent Living for Older People, ORB, 2003

1.5 Social

- Sheltered housing helps to reduce anxieties and worries experienced by many elderly people living in housing which does not best suit their needs in retirement by providing safety, security and reducing management and maintenance concerns;
- This form of development provides companionship and a self-contained community which helps to reduce isolation, loneliness and depression. The impact of loneliness on one's health can be significant and is well documented, having a detrimental impact to an individual's mental health to an increased risk of falls and hospitalisation. Whilst no-one has quantified the country-wide cost of loneliness in later life, small scale schemes have delivered savings to the tune of £3 saved to the public purse for every £1 invested⁵;
- Provides a form of housing which addresses the on-set and increasing problems of mobility/frailty through maintaining health and general well-being;
- Residents of specialist housing for older people were found to have a reduced level of expected nights spent in hospital, providing a saving to the NHS of £2,598 per resident per annum⁶;
- Residents of specialist accommodation had a lower average number of visits per year to a GP of 4.2 compared to an average of 6 visits amongst the national population aged 75+⁷;
- Is very well located in relation to shops and other essential services, being within easy walking distance or readily accessible by public transport which can reduce isolation and reduce the worry of depending on a car and helps to maintain an independent lifestyle

1.6 Environmental

- Sheltered housing makes more efficient use of land thereby reducing the need to use limited land resources for housing;
- Providing medium to high density housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions;

⁵ *Building Companionship: How better design can combat loneliness in later life*, DEMOS & McCarthy & Stone, 2016

⁶ *Identifying the Health Gain Benefits from Retirement Housing*, Institute of Public Care, 2012

⁷ *A Better Life: Private Sheltered Housing and Independent Living for Older People*, ORB, 2003

- Providing medium to high density housing in a location highly accessible by public transport thereby enabling longer journeys to be undertaken by these modes thereby reducing the need to travel by car.

1.7 Summary

1.7.1 Research into the benefits of specialist housing has consistently found that it delivers significant savings to the public purse, particularly due to the reduced reliance on health and social care services. A recent report by the Strategic Society Centre entitled: *Valuing Retirement Housing* (2016) summarises how the development of one unit of retirement housing may make savings for the state in the table below:

Type of Savings	Estimated Value per person	Estimated Value per unit with 2 people
Health & Care Needs	£9,700	£19,400
Local Authority social care entitlement	£18,600	£37,200
First-time buyers and future retirement wealth	£54,800	£54,800
Total	£83,100	£111,400

1.7.2 At a time of Austerity in Government expenditure, those levels of financial savings are significant and underline the Government's reference to the delivery of older persons' accommodation being 'critical'.