

## Cygnet Health Care: Salop Road, Oldbury

### Supporting women & their mental health

Cygnet Health Care is proposing to renovate an existing property on Salop Road into a specialist facility to provide care and support for women suffering mental health difficulties.

The proposals for external alterations and refurbishment of the existing vacant Beech Croft care home will facilitate the provision of a specialist residential service for women and will bring the home back into productive use.

The primary purpose of the new service will be to provide a safe place to help women recover. We understand people may have concerns about the individuals who will be cared for and we can offer our assurance that this is not a place of security and containment, rather it is a place of sanctuary, focusing on providing appropriate care and treatment to enable those staying there to feel supported and safe. Security standards are in place for the safety of residents who live and receive care on site. Standard security measures are commonplace in services of this type.

**Our application has been recommended for approval by your Officers, and has sign off from all statutory consultees, reflecting the proposals compliance with policy and with no material considerations to justify refusal.**

**We would like to thank Officers for their collaborative approach through the application process and I hope you will support it when it comes before your Planning Committee.**

### Service Overview

The newly renovated facility in Oldbury will have two wards that will provide specialist mental health services for women. There will be onsite car parking and garden space for residents.

The setting has been designed with wellness in mind, providing a safe and comfortable environment to promote successful recovery.

We will support women suffering mental health issues and our specially trained staff will provide therapeutic support that focuses on improving each individual's quality of life.

### Facilities:

- En-suite bedrooms
- Therapy Rooms
- Quiet Lounge
- Multi-faith room
- Communal Lounge
- Hair/beauty salon
- Dining room
- Treatment rooms
- Meeting room

### How have the plans evolved?

As part of the planning application process, our specialist consultant team have worked closely with Sandwell Metropolitan Borough Council. The application has been assessed by technical officers and has agreement from departments including Highways and Environmental Health. We are committed to working with planning officers and have reviewed all comments on the scheme and where necessary amendments have been made. At Beech Croft, this includes reducing the height of boundary fence from 3m to 2.4m and repositioning some of the windows on the building's south elevation.

If approved, the proposals will secure **£7million pounds of investment** and create a modern and efficient care facility on a vacant brownfield site, the redevelopment of which is supported by national and local planning policy.

### Our Investment & Promise

We hope to open at the end of 2023 and are pleased to be creating around **100 new job opportunities** in the local area, covering a range of clinical skills as well as roles for support workers, chefs, maintenance, administration, domestics and more.

We are always mindful of our neighbours and the community that our facilities are a part of. We have extensive experience of providing specialist care and clear criteria for referrals. **We will not accept referrals from anyone who poses a risk to the community and this is not what is sometimes called a 'low or medium secure' service or hospital.**

We know the pandemic and cost of living crisis has impacted on the nation's mental health and there is a growing need for specialist care services.

We work with the NHS to provide the best treatment and facilities to help people on their recovery journey. Through the care we provide we support people's mental health which can also impact on their physical health, relationships, families, job prospects and so much more.

When the time is right, accessing the local community is an essential step along the pathway to independence. Women will be supported to be able to integrate and feel confident to be in community settings at the appropriate time in their treatment.

## **SUMMARY**

The proposals deliver a comprehensive set of significant benefits, which sit neatly against the core principles of national and local policy, including the redevelopment of previously developed land, and the delivery of new & improved health facilities with an emphasis on the protection and enhancing of existing sites.

There is a presumption in favour of sustainable development, seen as the golden thread that runs through both plan-making and decision-taking, with the planning benefits summarised below.

### **ECONOMIC BENEFITS**

- Delivery of a specialist 30 bed care facility contributing to an identified need, as part of Cygnet's relationship with the NHS
- During the construction phase Cygnet will use local sub-contractors and staff. Once the site is operational there will be further job creation and local supply chains will be utilised to service the facility.
- Sustainable and efficient use of a vacant brownfield site

### **SOCIAL BENEFITS**

- Contribution towards the identified specialist care needs of the district
- Introduction of a suite of therapeutic services and communal facilities to support wellbeing
- High-quality design and safe space through the re-use of the existing care home
- High standard of amenity for new and existing residents

### **ENVIRONMENTAL BENEFITS**

- Re-use of the site reduces pressures on development of greenfield land
- External alterations represent the sympathetic updating of the existing site to provide an attractive & sustainable development
- Commitments to PV panels and electric vehicle charging points alongside other 'invisible' technologies to support low carbon initiatives.