

# Welcome

Welcome to today's exhibition consulting on proposals for the development of a Care Village for Older people and a Community Park on the Land east of Wellesbourne Road, Barford.

## Who are Restful Homes?



The Restful Homes Group is a family owned and run care home group that has been running the highest quality of care homes for the past 30 years.

The aims and objectives of the Restful Homes Group are to provide the highest possible quality of person-centred care to each of our residents. We offer flexible and responsive care that meets all the needs of our residents and not simply focus on their medical needs alone. We provide this care in a secure, relaxed, spacious and homely environment in which the care, happiness and comfort of our residents is paramount. Each of our residents is treated with respect and sensitivity to their individual needs and abilities in an open and caring environment. Our staff are well trained, professional, kind and caring and will strive to preserve and maintain the dignity, individuality and privacy of all our residents within a calm and loving environment.



Austin Court Care Home in Evesham.

The development at Austen Court in Evesham (as shown in the adjacent images) is a new luxury care home with 69 boutique style bedroom suites complete with bespoke furniture and well-appointed en-suite wet rooms. The home is a far cry from the traditional image of a care home and has been carefully designed to provide an elegant and comfortable new home for you or your loved one.



An internal view of the conservatory at Austin Court.





# The Proposed Site



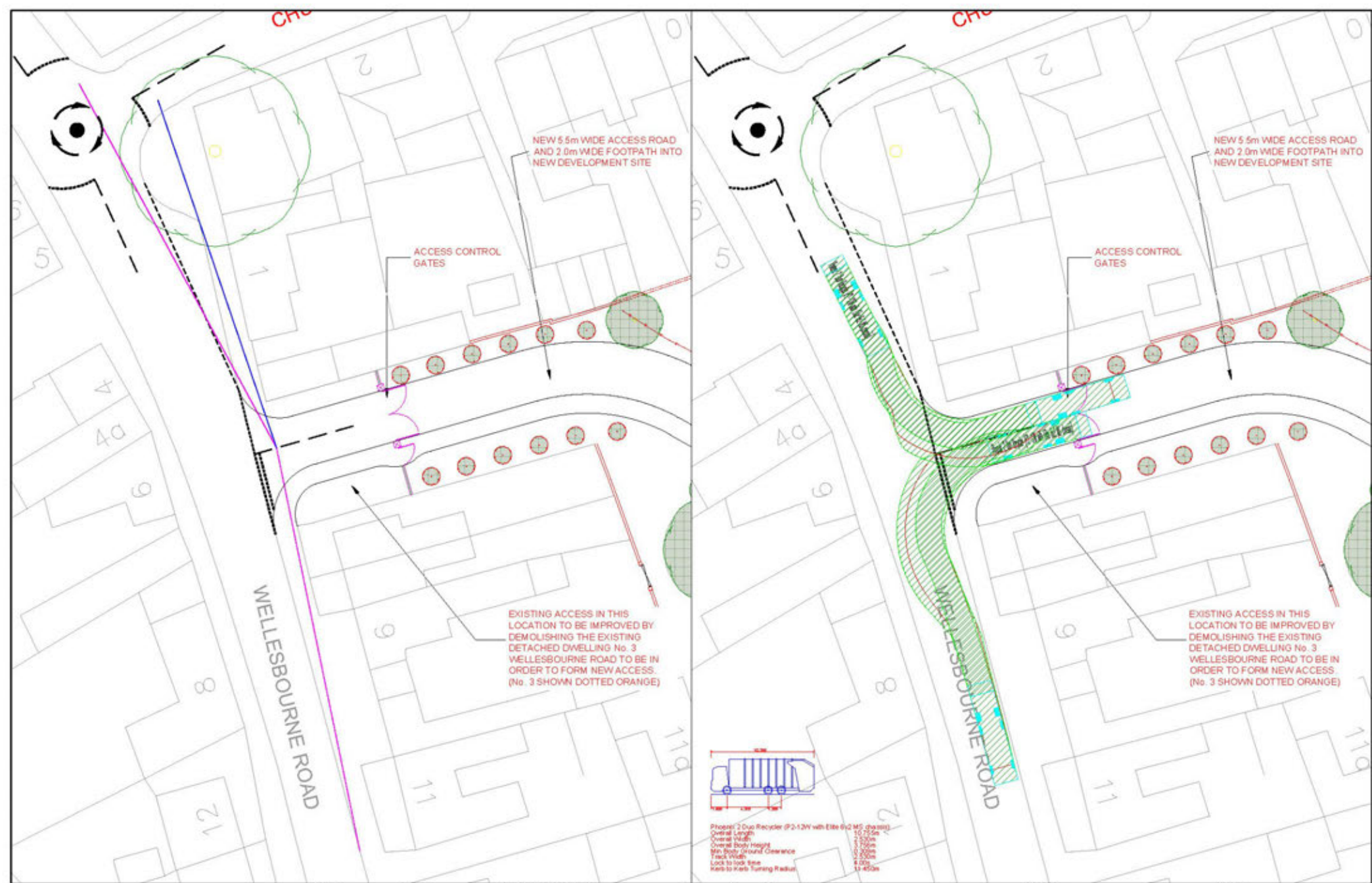
**Key**

-  Site Boundary
-  No. 3 Wellesbourne Road house to be demolished for the site access.

Aerial view of the site showing its location within Barford. The site is centrally located and occupies an important 'corner' location set behind the houses which front Wellesbourne Road and Church Street. As a result the development of the site creates opportunities to improve connectivity through the village and provide a centrally located Community Parkland for local residents to enjoy.

### Key Features of the Site

- The proposed site sits on the Land to the east of Wellesbourne Road close to the village centre of Barford.
- The site is approximately 4.4 Hectares in size.
- The site is largely surrounded by mature trees and is well screened around all of its boundaries.
- In the south western corner, the site shares boundaries with Barford House, a Grade II\* Listed Building.
- On it's western boundary, the site is screened from the Wellesbourne Road by an existing brick wall which is a defining feature of the Village and is considered to be a heritage asset.
- The existing access to the site is in the north western corner adjacent to 3 Wellesbourne Road.



Proposed site access arrangement plans. The design and the location of the site access shown has been agreed with Warwickshire County Council Highways Authority through the pre-application process.



# The Proposals



## 1. Existing Trees

There are a large number of mature trees across the site, a number of which are protected under Tree Preservation Orders. All existing trees will be retained and incorporated into the scheme unless they are of low quality.

## 2. Link to School

Potential to create a new pedestrian link through the site to the Primary School improving connectivity through the village and easing congestion along Church Street during peak times.

## 3. Temporary Parking Area

A temporary parking area could provide valuable parking for village residents at school drop-off and pick-up times.

## 4. Parkland

A key feature of the proposals is to create a landscaped parkland area to the rear of Barford House. This area would improve connectivity through the village, provide valuable managed amenity space and enhance the setting of Barford House.

## 5. Barford House

Barford House is a Grade II\* Regency mansion house built around 1820. The proposals have been sensitively designed to respect and enhance the setting of Barford House through the creation of a managed parkland to the rear. Key views across the site and into the site from the south are to be retained and respected.

## 6. Pedestrian Access Point

The proposal would provide an improved pedestrian access point in this location along Wellesbourne Road. This access point would give residents of the village direct access to the parkland area and the wider public footpath network.

## 7. Main Site Entrance

The demolition of an existing dwelling along Wellesbourne Road is to make way for the main site access for both vehicles and pedestrians. The design and the location of the site access shown has been agreed with Warwickshire County Council Highways Authority through the pre-application process.





# The Accommodation

The development will incorporate a variety of accommodation types designed to suit the lifestyle and needs of the local elderly population.

The scheme will offer 1 & 2 bedroom apartments, 2 bedroom bungalows and 2 & 3 bedroom cottages. Each will be designed with the resident in mind and with special touches which will create flexible and adaptable living spaces.

Homes will be built to a high standard and finished with homely interiors. Large windows and bi-fold doors will create light, bright internal spaces and also provide a connection to the setting and provide views over the landscaped gardens.

The scheme will also include a care home which will provide valuable accommodation for residents who are less independent and require a higher level of care.

Along with a Village 'Hub' containing a reception area, café, restaurant and leisure facilities the development shown would provide approximately:

- 60 Extra Care Apartments
- 12 Independent Living Apartments
- 55 Bed Care Home
- 10 Bungalows
- 18 Cottages

## Future Residents

The proposed Care Home will be fee paying and will care for Dementia and residential clients.

Restful Homes will be flexible regarding other disabilities. Future residents will have a full assessment to ensure that Restful Homes can meet their specific needs.

The bungalows and cottages will be available through long leasehold for residents aged 55 to 90.

There will be no restrictions on the local community for purchasing the bungalows and cottages or having care in the nursing home.

The local community will be given a time period for the option to acquire the bungalows or cottages when they are ready to go to market. After this time period they would then be made available to the external market.

## Staff

Restful Homes seek to employ local people in their Care Homes.

It is anticipated that around 80 roles will be created over a 7 day period.

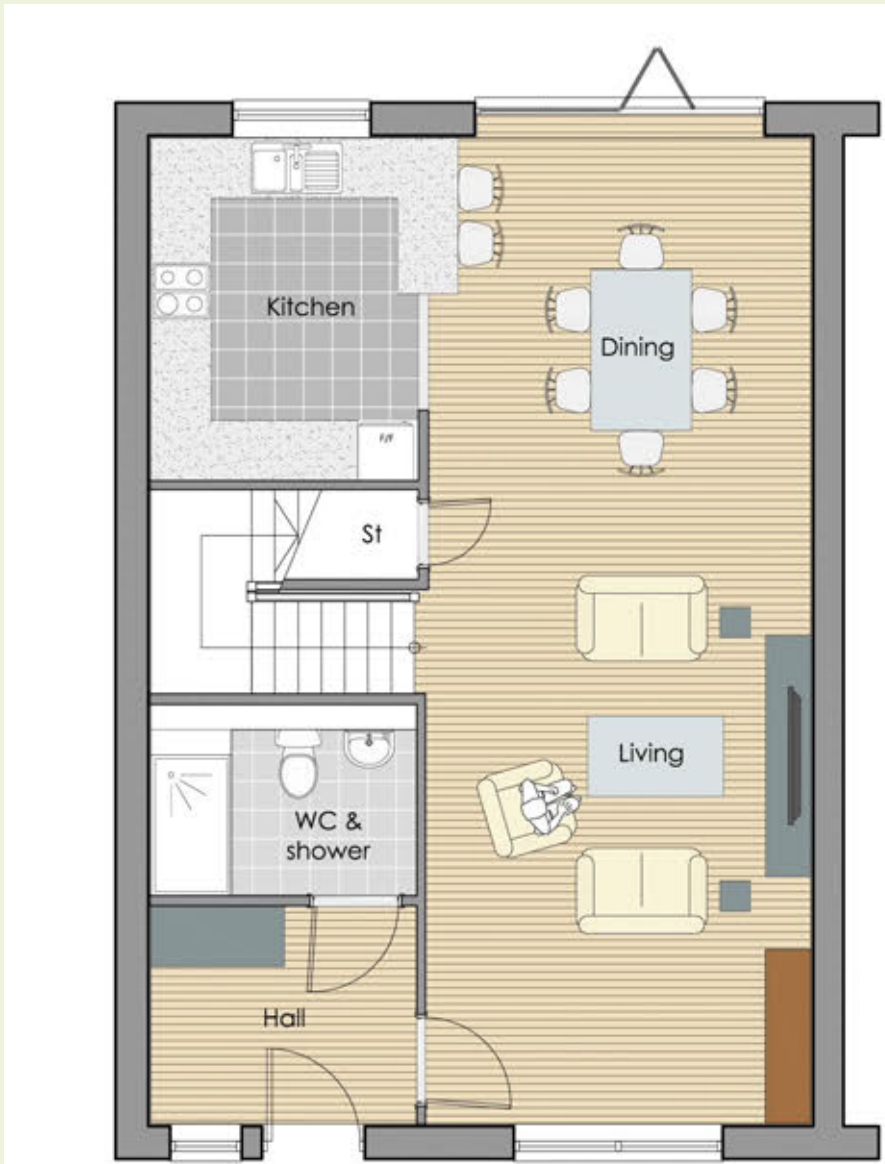
The roles will be both full time and part time to accommodate staff with child care etc.



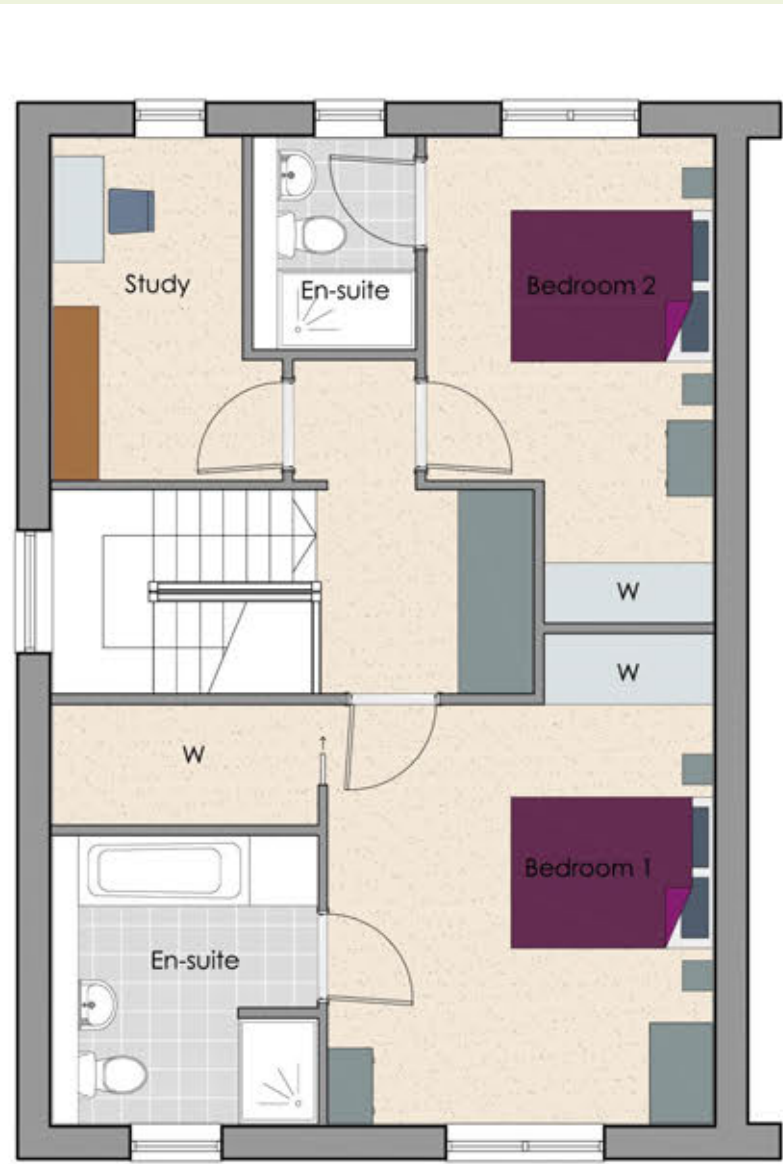
Typical 1 Bedroom Apartment Layout



Typical 2 Bedroom Apartment Layout



Ground Floor



First Floor

Typical 2 Bedroom Cottage Layout



Typical 2 Bedroom Bungalow Layout





# What Happens Next?



## Planning Context

There have been 2 planning refusals and dismissed appeals on the site (references W/11/1533 and W/14/0361) on applications submitted by Sharba Homes Limited. The developer is no longer involved and Restful Homes wish to bring forward an entirely different form of development.

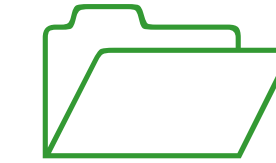
It will be noted that the proposal is for Extra Care Accommodation in contrast to the previous proposals for market dwellings. The latest evidence of the need for specialist (extra care) housing is taken from the SHMA November 2013. This identified a net need up to 2031 of 1,838 market units. The 2017/2018 Annual Monitoring Report reported that no accommodation for older people was delivered during this monitoring year. It is self-evident that there is currently unmet need for older people's accommodation within the District.

The Local Plan does not allocate specific sites to accommodate extra care housing but instead relies on Policy H5 which provides general support. The extent of the unmet need identified, and the absence of a clear strategy to deliver this unmet need means that extra care housing must compete with other land uses for vacant or redundant land.

Significant weight was attached in the 2 previous refusals on the impact of the proposed development on the wall that runs alongside Wellesbourne Road. The wall is now proposed to be fully retained and access will be enabled through the demolition of an existing dwelling on Wellesbourne Road. The provision of an access has been discussed and agreed with the Local Highway Authority. The full retention of the wall goes some way to addressing the previous concerns, and removing the harm caused to the heritage assets.

It will be noted from the site plan that the development has been set back from Barford House with the retention of a sizeable area of open space. Views from the house looking eastwards through the Temple to open space and planting will be preserved. Less sensitive areas to the north would be utilised for the development.

There would be less than substantial harm to the setting of the designated assets. Such harm would be outweighed by the development of extra care accommodation in a District where there is evidence of significant unmet needs.

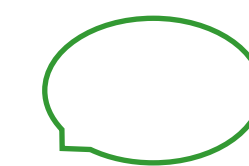


## Supporting Information

Detailed technical surveys and assessments will be carried out to fully understand the existing site conditions and the potential impacts of the development. These reports are required to support a planning application of this nature.

These will include:

- Transport Statement
- Flood Risk Assessment and Drainage Strategy
- Tree Survey
- Ecological Assessment
- Heritage and Archaeological Impact Assessment



## Your Views

Thank you for taking the time to visit this exhibition today. Before you go, please fill in one of our feedback forms and give us your views on what you think of our proposals.

Representatives from Restful Homes and their consultant team are on hand to answer any questions that you may have.

The forms can be taken away and filled out at a later date if you need more time. Details of where to send them can be found on the form, but all comments must be received by **5:00pm on the deadline date of Wednesday 31<sup>st</sup> July 2019.**

After the exhibition we will read all of the comments you have given to us and these will be considered when we are preparing the final proposals. The next stage would be to prepare a planning application.

