



Indicative artistic aerial view Clubhouse/ Cafe



Indicative artistic aerial view Management Office/ Bandstand

ENERGY AND SUSTAINABILITY

"Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050."

[Para. 135 NDG, 2021]

SUSTAINABLE BUILDING TECHNIQUES

The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques.

Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

BUILDING REGULATIONS

The proposed development will accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements. Detailed information regarding the proposed construction methods proposed to achieve buildings regulation compliance will be submitted at the detailed design stage.

MATERIALS AND WASTE RECYCLING

Materials selected for construction, including hard and soft landscaping elements, will be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

BENEFITS OF THE PROPOSALS

The proposals will give rise to significant benefits in terms of providing for an established, recognised need, additional services for the community in addition to savings in public spending (health care and adult services) will free up family housing as a consequence of elderly people relocating into the retirement community;

Will provide additional local employment and contributions to improving natural and physical infrastructure;

The Government's over-arching policy objective is to substantially boost the supply of housing. Within this there is an increasing focus placed on providing for specialist housing, with housing for the elderly being one such grouping, this is described in Government policy as of crucial importance;

The proposals will address a particular identified need and is a form of development that is highlighted as making an important contribution, not just to residential needs, but also wider care needs;

There is a broad acceptance that the provision of specialised housing for the elderly results in the freeing up of family housing;

A central feature of retirement village developments are the facilities and services provided within the village centre for the "well-being of residents", and this includes for the residents a personal needs assessment and a minimum care package and

The proposals will provide significant local employment opportunities and a contribution to the local economy. This aligns with one of the key objectives of sustainable development, is a benefit to which substantial weight in the planning balance should be afforded.



Site plan as proposed

PLANNING DESIGN AND ACCESS STATEMENT

New Care Village Development and Associated Works
Land at School Road, ELMSWELL
November 2023

Document Ref: 1661-CAM-XX-XX-RP-A-DAS

Outline Planning Application with all matters reserved apart from access for the erection of a Care Village comprising a 66 bedroom care home [C2 Use], 40 No. Assisted Bungalows [C2 Use], Management Offices [E(g)(i) Use], Club House [E(b) Use], Community Growing Area, orchard, open space provision and Associated Works



A R C H I T E C T S

Richard Brown Planning Limited