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Business

Pegasus Consultation Unit 5 The Priory London Road Canwell SUTTON COLDFIELD B75 5SH

CHRISTCHURCH LAND AND ESTATES (ELMSWELL SOUTH) LIMITED

LAND OFF SCHOOL ROAD · ELMSWELL

COMMUNITY CONSULTATION

Planning application for a Care Home and care accommodation on land at School Road. Elmswell

We invite you to read about and comment on our proposals for a 66 Bed Care Home and 40 Assisted Living Dwellings, on land at School Road, Elmswell.

Our proposals will provide significant benefits in terms of responding to recognised need, additional services for the community and savings in public spending (health care and adult services). This will free up family housing as a consequence of elderly people relocating into the retirement community.

The proposals will provide significant local employment opportunities and a contribution to the local economy

CHRISTCHURCH LAND AND ESTATES (ELMSWELL SOUTH) LIMITED

> Richard Brown Planning Limited





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P22-1167 Prepared by Pegasus Group on behalf of Christchurch Land and Estates (Elmswell South) Limited



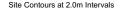
www.schoolroadelmswell.co.uk

Our proposals for the site are shown on the Draft Illustrative Masterplan overleaf

DRAFT ILLUSTRATIVE MASTERPLAN



Site Boundary, 5.8Ha



Existing Oak Tree on Feature Road to be Retained



Key Views to Protect



Flood Zone 2



Flood Zone 3



Railway Line and height of amhankmant

Neighboring Scheme Under Construction





Existing Cycle and Footpaths Under Construction as part of Neighboring Bloor Scheme



NEW Field border/ meadow

NEW Sustainable Drainage System

NEW Buildings

NEW Access

NEW Pumping Station

NEW Viewpoint Seating

THE SITE

The site comprises 5.8 hectares of agricultural land, located directly adjacent to the existing settlement edge along School Road and directly adjacent to the area of land east of Parnell Lane, which is subject to a planning consent for 86

The settlement benefits from good strategic transport connections, with the A14 passing south of the village and a railway station within the centre of the village, within ca. 800m walking distance from the site.

Our proposals for the site are shown on the Illustrative Masterplan above.

KEY BENEFITS

The proposals have been thoughtfully considered to provide a sympathetic and caring environment for residents, at the same time they will integrate with the landscape and respect the setting of nearby listed buildings and important views. The key benefits are:

- · The development of the site would give rise to significant benefits in terms of providing for an established, recognised need, additional services for the community in addition to sayings in public spending (health care and adult services) and 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; and
- · A central feature of retirement village developments are the facilities and services provided within the village centre for the "well-being of residents".

ACCOMMODATION

- A 66no. Beds Care Home 25 Staff Parking and 22 Visitor Parking
- **B** Admin/Management Building 3 Parkina Spaces
- C Club House/Communal Area 10 Parking Spaces
- D 40no. Assisted Dwellings 40no. Dwellings and 10 Visitor Parking Spaces

HOW TO COMMENT ON OUR PROPOSALS

We are keen to hear your views, so please submit your comments by completing the adjacent prepaid reply slip or via our website by Wednesday 26th April 2023:

www.schoolroadelmswell.co.uk

Any information provided will only be used for consultation purposes and will not be shared with any third parties.

LAND OFF SCHOOL ROAD ELMSWELL

Comments

Your comments are important to us and form part of the public consultation process for the proposals.

Please indicat	te your age:
□ Under 20	□ 21-35

□ 66-80 □ Over 80 □ Prefer not to	say
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Your location to the site:

□ Within 5 minutes walk □ 5	-10 minutes wal
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□ A car journey ☐ Prefer not to say

Are you responding as a:

□ Local resident	□ Local busines

□ Local councillor	□ Representative of a
	group or organisation

G001-DE-0001 Community Consultation Leaflet