



TAKING CARE OF TRAFFIC

An independent assessment of other Richmond Villages has shown that a Care Community has less than 25% of the normal traffic generated by a housing development and just 30% of the traffic generated by a business park or similar commercial use. In addition, traffic generated by a Care Community will be off peak due to shift patterns.

Whilst some people will own their own vehicles for which parking is provided, most will take advantage of the Richmond Villages' transport service. This service is used to run regular trips for shopping purposes and to places of interest as well as taking residents to GP, dentist and hospital appointments.

HAVE YOUR SAY AND KEEP UP TO DATE

We have employed the services of Electoral Reform Services Ltd (ERS) who provide a completely independent report on all responses. The report received from ERS will be made available to the planning department with our outline planning application. For more information on ERS please visit www.electoralreform.co.uk

At the event you will have the chance to complete a questionnaire on the proposal. Please post your completed comments form in the sealed ballot box at the Public Exhibition.

For more information, please call:
T: 01926 679502
www.richmond-villages.com



RICHMOND
VILLAGES
Part of Bupa



RICHMOND VILLAGES
RINGMER

Richmond Villages, part of Bupa, is a leading operator of Care Communities in the UK and is planning a new development on land adjacent to the Broyle on the B2192.

The new Care Community being proposed by Richmond Villages will provide a range of accommodation to meet the needs and aspirations of older people. This will help alleviate the shortage and improve both the quality and choice of bespoke accommodation and care facilities in the area.

The proposed Care Community will offer high quality personal, nursing and dementia care together with assisted living accommodation designed to help people retain as much independence as possible. In addition to care and support, the complex will offer many opportunities for social activities and events in the extensive communal facilities. This will include a restaurant, café, library, crafts room and a wellness spa incorporating a swimming pool, exercise studio, treatment rooms, and hair and beauty suite. In addition residents will have access to delightful landscaped gardens which will be managed by Richmond Villages' own gardeners.

The development will generate a wide range of full and part time local employment opportunities, including management, nursing care, hospitality, administration, maintenance and gardening.

PUBLIC CONSULTATION

Saturday 24th September
from 10am – 2pm

To enable residents in the surrounding area to learn more about the proposed new Care Community, how it will operate and to allow you the opportunity to comment on the proposals, Richmond Villages is hosting a Public Consultation and exhibition.

Please come and visit the exhibition at Ringmer Village Hall. The Richmond Villages' management team will be available to answer questions and forms will be available for you to record your comments.

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RICHMOND VILLAGES



Richmond Villages was first established in 1996 and is a wholly owned subsidiary of Bupa and a founder member of the Associated Retirement Community Operators (ARCO) which sets standards for the sector. Richmond Villages operates five Care Villages and has a further three currently under construction.

The purpose of a Richmond Villages community is to provide extensive, flexible, on-demand care and support in a setting that is secure, attractive, socially stimulating and which enables residents to maximise their independence and improve their quality of life.

The increasingly higher expectations and aspirations of older people are driving change in the structure of care provision in the UK. This has given rise to growth in the development of retirement villages and care communities that are a response to the limitations of traditional retirement housing which offers little in the way of care and support services which many older people need.

The village centre provides a range of communal facilities for residents to socialise and enjoy the company of friends. These include dining, relaxation, therapy, exercise, activity, entertainment and recreational areas designed to support and enhance residents' lives. At the core is a dedicated nursing care centre providing access to 24-hour nursing, respite and specialised dementia care.



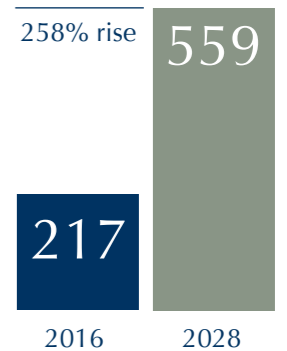
A LOCAL NEED FOR HIGH QUALITY CARE PROVISION

There is currently a substantial undersupply of care home and extra care provision in the local area and this is set to rise exponentially in line with the ageing of the UK population over the next 25 years.

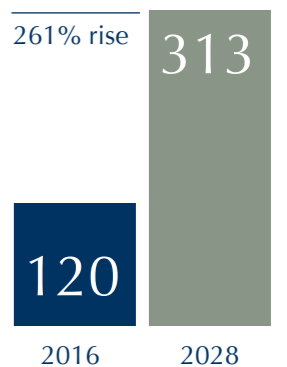
There is currently a substantial shortfall of both care home beds and extra care units in the Lewes District Council area. Even allowing for the construction of an additional 156 beds for which planning permissions have been granted, this shortfall is forecast to rise by 258% from 217 to 559 places over the next 12 years. The outlook is similarly worrying for extra care accommodation where the shortfall is set to rise by 261% from 120 to 313 units over the next 12 years.

The Government's Planning Practice Guidance says that the "need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households". Older people have particular needs and requirements that can only be viably and properly met in a community like this".

Shortfall forecast in care beds



Shortfall forecast for extra care accommodation





CARE AND QUALITY OF LIFE AT RICHMOND VILLAGES

The Care Community will comprise 127 one and two bedroom Care Suites and Care Apartments, 30 frail elderly nursing care beds and 30 dementia care beds together with a host of communal facilities.

The Care Home will provide long-stay care as well as offering post-operative, rehabilitation and respite care. The Care Home residents will benefit from large well-appointed fully en-suite bedrooms with generous and varied day space to facilitate a range of activities.

For residents purchasing a Care Suite or Care Apartment, access to our on-site domiciliary care team provides the reassurance that personal care and support is available 24 hours a day. The provision of meals, cleaning and laundry form part of a comprehensive support service leaving residents free to enjoy the many and varied activities, social events and trips out organised by our activities team.

An active social calendar is supported by our activities team who organise events according to resident's preferences. These can include Bridge, quiz nights, music events, outings, supper clubs, dancing, walking, painting and photography to name but a few.

A range of vehicles provides transport so that village residents can easily access local shops, doctors, hospital and dental appointments as well as recreational outings and visits to places of interest.



THE PLANNING PROCESS



PROPOSED MASTERPLAN

Following positive early discussions with Ringmer Parish Council and a pre application process with Lewes local planning department we are now progressing the proposals by way of a consultation with local Ringmer residents. This provides an opportunity for the Richmond Villages' team to explain the proposals in greater detail and to listen to and take on board the views of local people.



Proposed location



Richmond Letcombe Regis – Set on the edge of a nature reserve

A SENSITIVE APPROACH TO LANDSCAPE

Richmond Villages' careful approach to design not only includes the appearance and layout of the buildings, but also their setting. Landscape is a key consideration for all Richmond Villages to ensure their sensitive integration into the wider setting.

The proposed development at Ringmer will be no exception. The adjacent woodland and the natural surrounding landscape will be key considerations for the overall landscape design.

The integration of the village into its surroundings will be achieved with mature landscape in the form of new tree planting and feature planting appropriate for the surrounding location.

This landscape will be well maintained throughout the year by Richmond Villages' own team of gardeners to ensure that the environment continues to mature and offers high levels of enjoyment and amenity to residents.



COMMUNITY BENEFITS & LOCAL JOBS

The primary benefit to the local community is the availability of specialised care and accommodation for older people. A 2014 survey undertaken for Associated Retirement Community Operators (ARCO) showed that c70% of older people moving to a care community were drawn from within a 10 mile radius. Not only does this provide a benefit for local older people but frees up often under occupied family housing which in turn helps alleviate the ever growing pressure to build new homes.

A further major benefit is local job creation. The village will employ c150 people in a diversity of full and part time roles including senior and departmental management, administration,

reception, hospitality, caring, nursing, activities, housekeeping, maintenance, driving, gardening, fitness instructors and beauticians. At our operational villages the vast majority of employees are from the local community. This means less commuting and due to Richmond Villages being a 24/7 operation, people have the opportunity to work hours which suit them and their family circumstances.

The Wellness Spa which offers age adapted fitness and exercise equipment will offer an external membership exclusively for local people over the age of 50.

The Village is not a 'gated' community and will become an active part of the local community. Our Villages have a number of functions and events, often raising money for local charities and good causes.

Our Richmond Letcombe Regis Care Community, situated in a conservation village in the Vale of

White Horse, Oxfordshire, opened in 2010. The parish council ran a village survey earlier this year which included the question 'Has the development of Richmond Villages been of benefit to Letcombe Regis?', to which 88% said 'yes'. Residents were also asked if they attended any events at the Care Community with 36% stating that they did.

