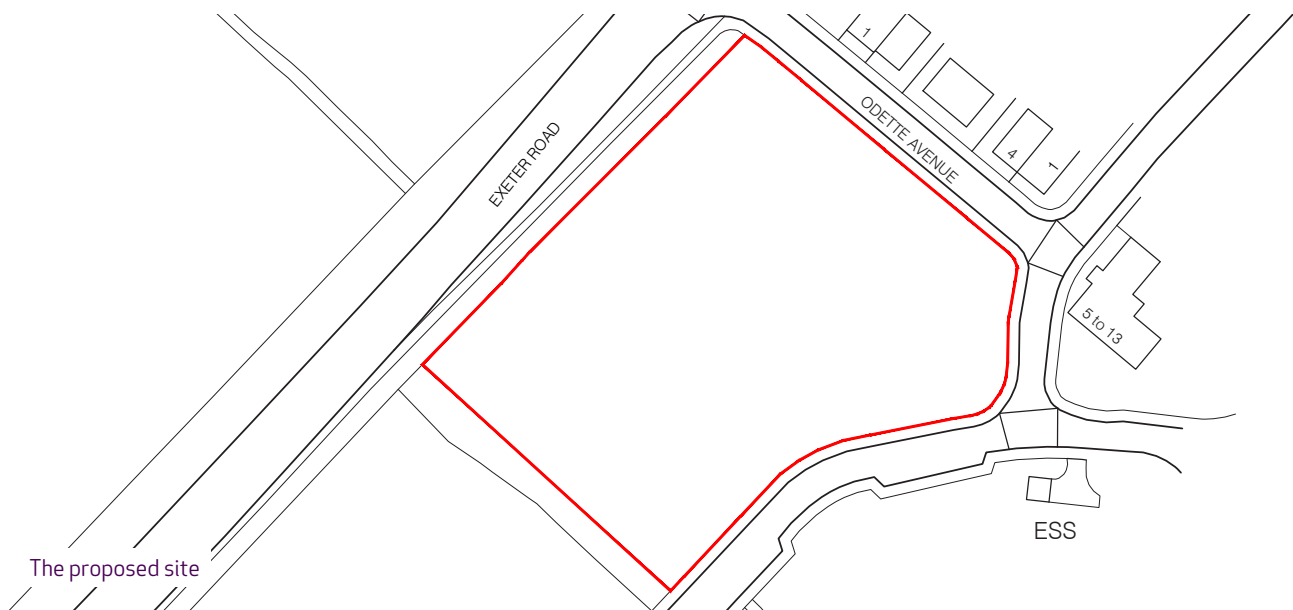


# Welcome



Care UK is bringing forward proposals to develop a new care home at Land south of Exeter Road, Wellington, to create a new, state-of-the-art home able to provide the highest standard of care for its residents.

Our consultation period is running until Sunday 1 October 2023. Details on how you can give your feedback on the proposals can be found on the **'have your say'** board.



## About Care UK

Care UK is one of the largest private providers of residential, nursing, specialist dementia and end-of-life care for older people in the country, operating more than 150 care homes across the UK with a team of 12,000 colleagues delivering care to almost 9,000 residents 24 hours a day.

Its team provides an impressive range of care services for older people, ranging from respite care to nursing care, end of life care, plus specialist care and support for people living with Alzheimer's and other forms of dementia.

Care UK is one of the sector's most awarded care home providers, with more of its homes rated 'good' or 'outstanding' than those run by

the other four largest providers in the UK. Care UK is Health Investor's 'Residential Provider of the Year - Large Group' of 2023, for the second year running. In 2022 alone, Care UK won or was shortlisted for over nineteen awards including Care Home Awards' 'Outstanding Largest Group Care Provider (over 75 homes)'.



# The proposals

Care UK's proposals for the development of Rockwell Green care home would deliver the following:

- A fit-for-purpose 72-bedroom care home in an up-to-date building able to meet all the needs of residents and on-site colleagues. The Government has said that “the need to provide housing for older people is critical”. These proposals will support fulfilling the national need for housing and specialist care accommodation.
- A carefully designed layout which allows the home to be split into suites, giving privacy to residents while creating space for fully ensuite bedrooms, all with access to high-quality outdoor space, and a high level of communal space and ancillary provision.
- Temporary and permanent local employment – should planning permission be granted, local jobs would be created during the construction phase, as well as 75 full-time equivalent jobs on-site once the home is operational, creating employment opportunities for local people.
- Improved local economic prosperity – the families of residents, and the care home staff, will contribute to Rockwell Green's economy, bringing additional expenditure to shops and amenities.
- Reduced pressure on the local community and health facilities, as residents will receive 24-hour care, seven days a week, within the home.
- A Travel Plan to influence staff and visitors to use forms of transport other than cars to reduce traffic, minimise parking demand, and promote active lifestyles.
- 30 car parking spaces, including two disabled spaces, plus an ambulance bay, and a delivery bay, as well as plentiful cycle storage. In Care UK's extensive experience in operating care homes, this parking provision reflects the number of on-site colleagues and visitors likely to be at the home at one time.
- An attractive building, designed to respond positively to the surrounding area, using materials which take visual cues from nearby development. The home will be 2.5 storeys and the roof will be broken up to add variation and visual interest.



What the proposed new Rockwell Green care home would look like

# Floor plans



Proposed site plan



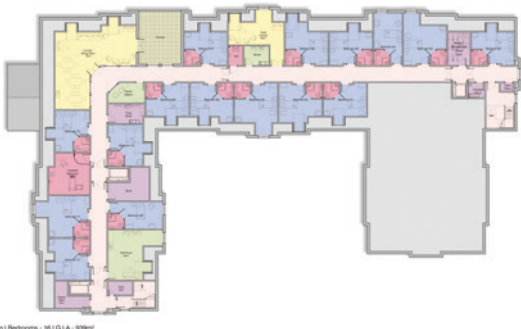
Ground Floor Plan | Bedrooms - 28 | G.I.A. - 1486m<sup>2</sup>

Ground floor plan



First Floor Plan | Bedrooms - 28 | G.I.A. - 1486m<sup>2</sup>

First floor plan



Second Floor Plan | Bedrooms - 16 | G.I.A. - 939m<sup>2</sup>

Second floor plan



# The need for care homes



The Government's planning practice guidance says that "the need to provide housing for older people is critical". Somerset Council anticipates that the population of people aged 75+ in the area will increase by 14,762 between 2020 and 2040, highlighting an acute local need too.



Some recent Care UK care homes.

## Why here?

The principle of a care home in this location has already been established through a previous Outline Planning Permission, meaning the site has been deemed appropriate for this kind of proposal.

The redevelopment proposals are suitable for this site for several reasons:

- The site benefits from accessibility to a range of services and facilities in Rockwell Green, and access to public transport.
- The site is in a residential location, which tend to be more peaceful, safe, and secure for residents.
- There is suitable space for adequate car parking provision, which will only be used by colleagues and visitors. Care UK's residents do not have access to their own cars due to the nature of care provided in its homes.

### Construction

Care UK is aware that, should planning consent be granted and it decides to progress with

the redevelopment, the construction phase will affect neighbouring residents and the surrounding road network.

Care UK is committed to ensuring that any negative impact of this is mitigated as much as possible. Contact will be maintained with your council representatives in the Wellington division, and any feedback or concerns raised throughout both the planning and potential future constructions phases of the project will be taken on board.

A Construction Management Plan will be conditioned as part of any planning application submitted to Somerset Council, and will detail how traffic, waste, dust, and noise will be managed during construction, to ensure minimal disruption to the community.

Should planning permission be granted, and Care UK decide to continue with the proposed development, updates on any road disruption and construction milestones will be fully communicated to those most likely to be affected.

Care UK is very mindful of environmental considerations, and will take various measures to ensure this is reflected in the redevelopment, including:

- Biodiversity enhancements – there will be a wide range of new ecological enhancements within the design, including bat and bird boxes and the planting of new trees and flora to attract wildlife.
- Landscape enhancements – As well as being a high-quality building, the proposals will focus on enhancements to the landscaping around the site.
- Trees – the retention of existing trees where possible, and planting of approximately 30 new trees, as well as vegetation to help screen the development.
- Promotion of sustainable transport options – Care UK is committed to promoting sustainable transport options for staff.

A Travel Plan will be implemented which promotes sustainable modes of transport such as the use of public transport, cycling, walking, and car sharing initiatives to staff.

- Care UK is mindful of environmental impacts and climate change. To ensure the proposals are as sustainable as possible, electric vehicle charging points will be available for staff and visitors, and Care UK is also investigating the most effective renewable energy technologies to incorporate into the design (e.g. solar panels and/or air source heat pumps etc).
- Flooding and drainage – The proposed development will not have a negative impact on flooding or drainage around the site.
- Phosphate neutrality – the site will be assessed using the Somerset Phosphate Budget Calculator with appropriate action taken to protect the Somerset Levels and Moors Special Protection Area.



# Have your say



Our consultation period is running until Sunday 1 October 2023. We want to hear from the local community as we develop our proposals, to ensure we understand any of your concerns.

All of the feedback received will be fully considered by Care UK and its consultant team ahead of submission of a planning application to Somerset Council.

There are a number of ways in which you can provide your feedback:

- Fill out our questionnaire, either in person at today's event, or online at [careuk.com/care-homes/wellington-public-engagement](https://careuk.com/care-homes/wellington-public-engagement)
- Call us on **0800 058 4229** (freephone)
- Email us at [info@careukrockwellgreen.com](mailto:info@careukrockwellgreen.com)

All of the feedback received, and how Care UK has addressed each matter raised, will be fully reported in a Statement of Community

Involvement (SCI) which will be submitted as part of the planning application.

If you, or anyone you know, would benefit from hard copies or accessible formats of the information on display today, these are available on request – please ask us at the event today or by using the details above.

Once all of the feedback has been considered, a planning application will be submitted to Somerset Council for consideration by the end of 2023.



Scan to visit  
our website