

Item: 7

DC/20/1521/FUL

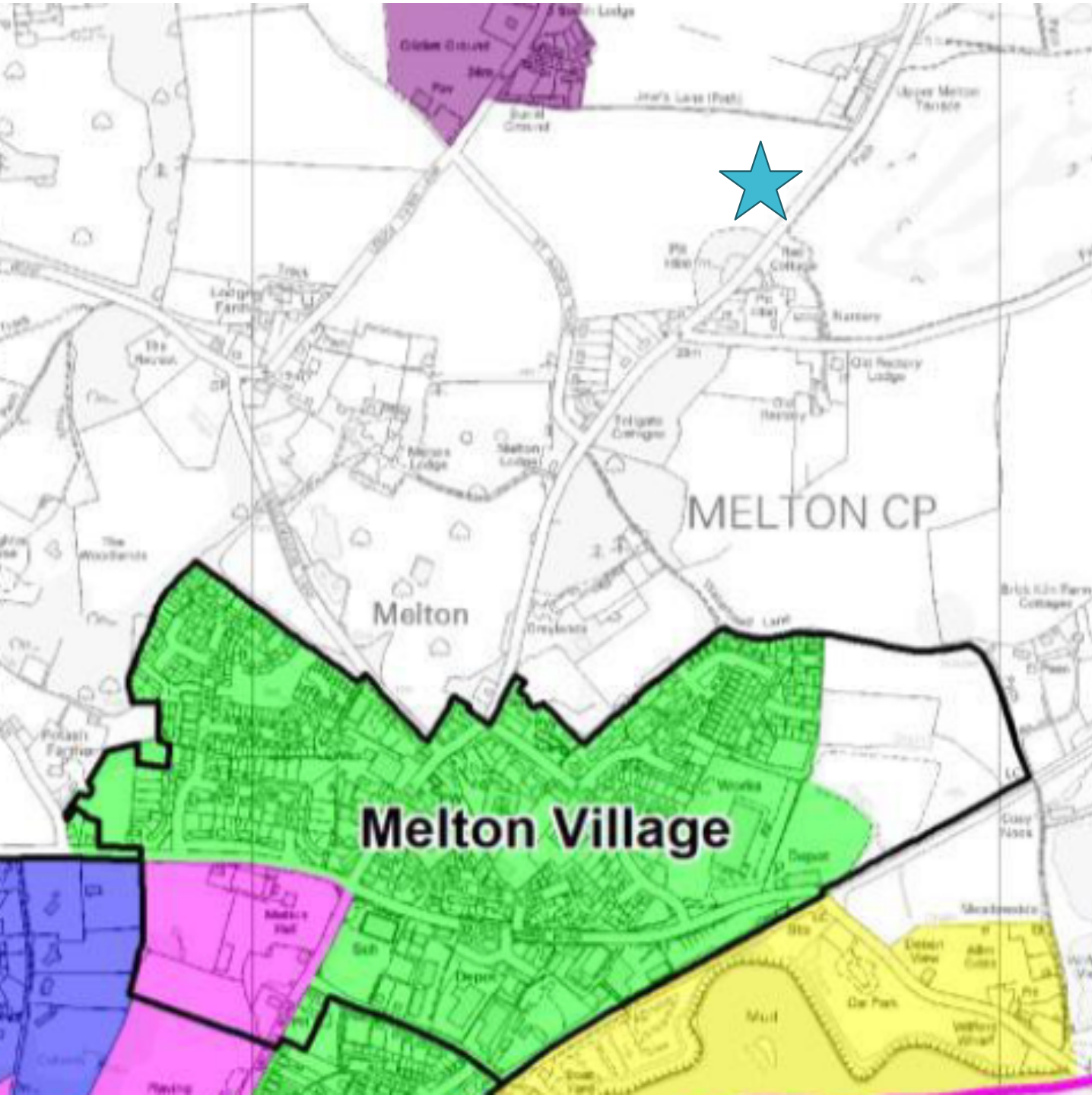
Care Village comprising an 80 bedroom care home together with 72 assisted care bungalows, cafe/club house, bowling green, car parking, open space provision with associated infrastructure and access

Land off Yarmouth Road, Melton



# Site Location Plan





Location of site in  
relation to Melton  
village







Views looking  
North along  
Yarmouth Road





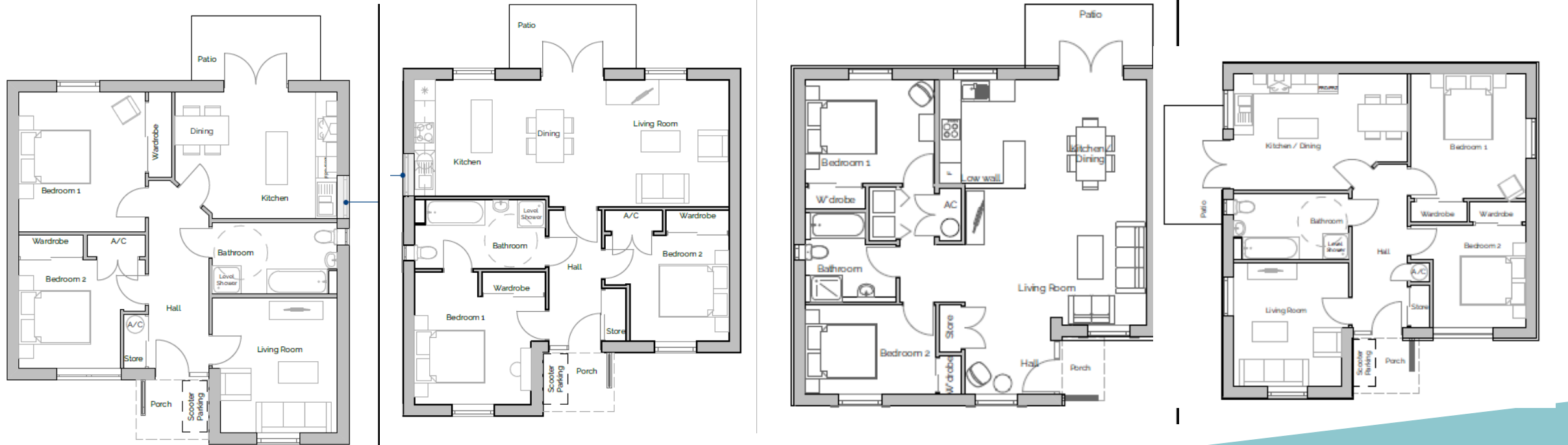
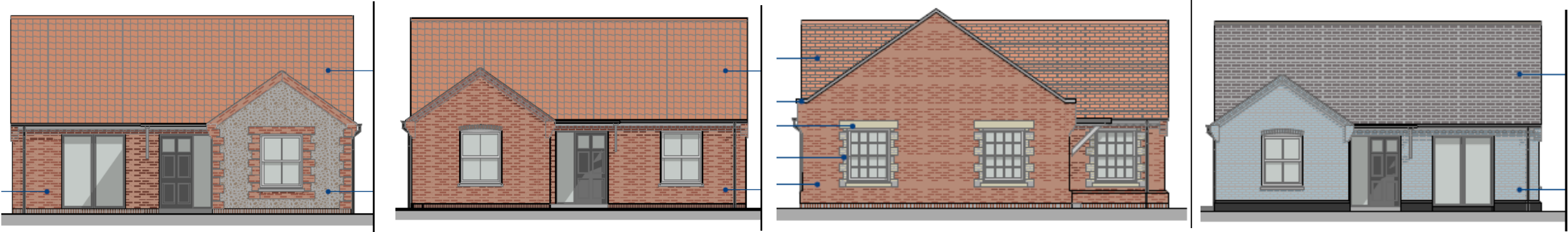






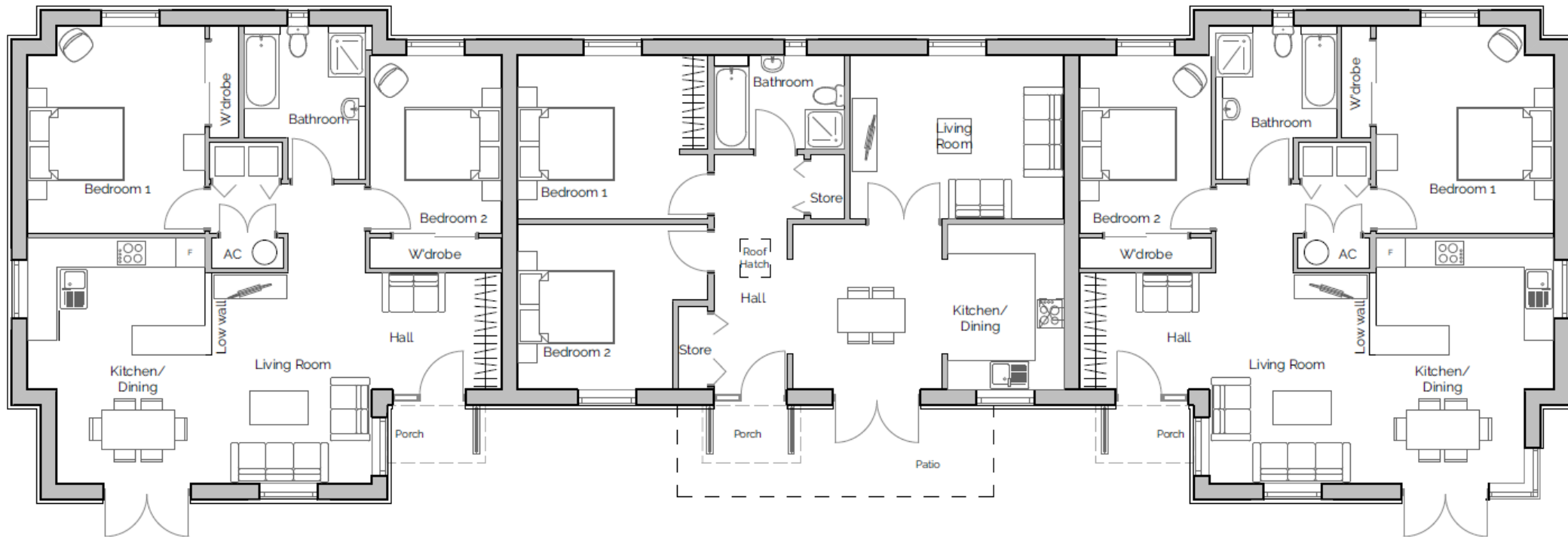
# Proposed Block Plan

# Proposed Bungalows

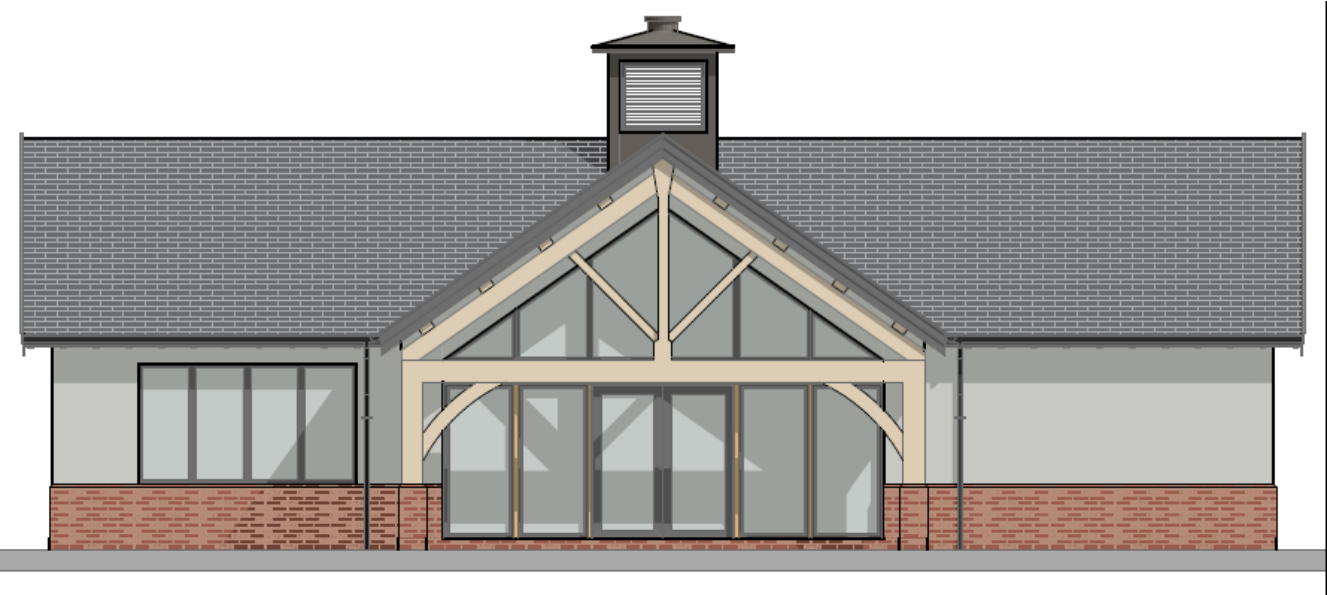
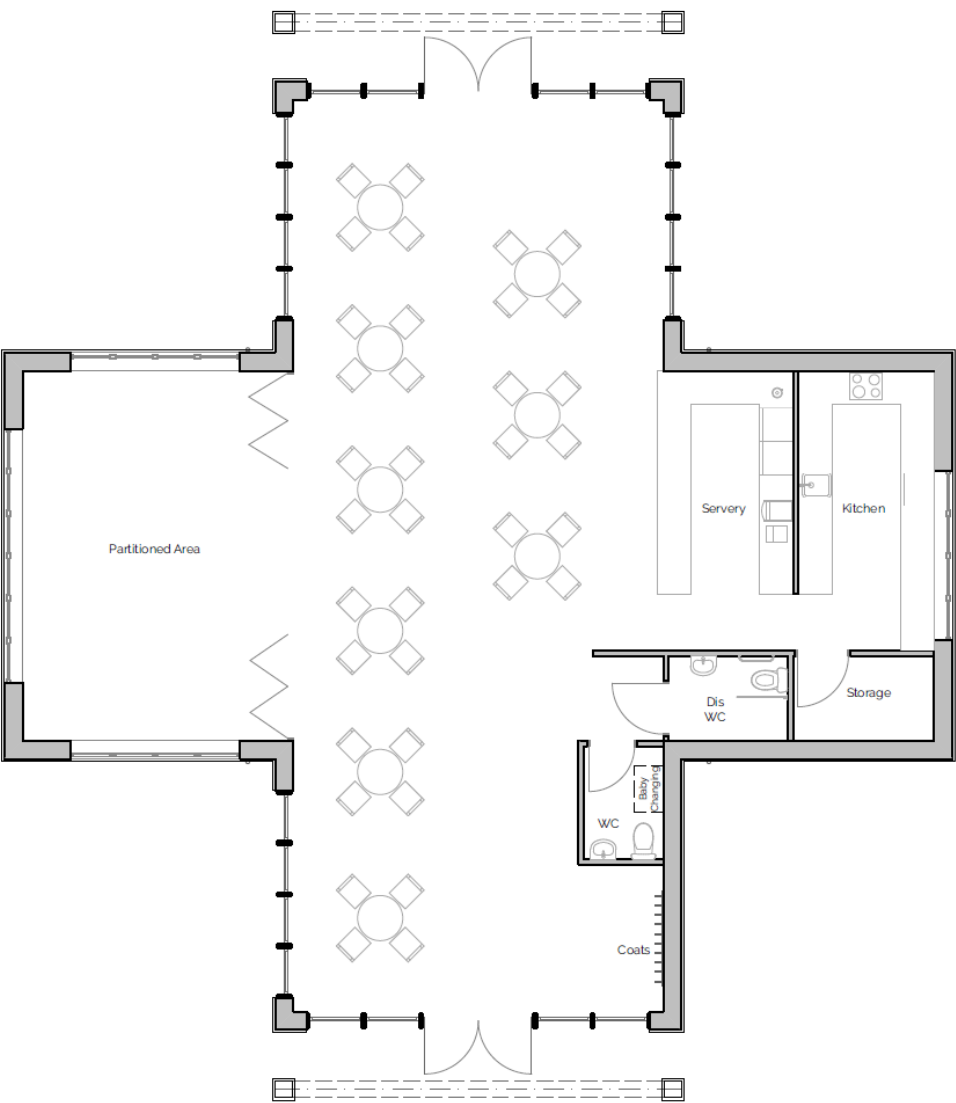




# Proposed Almshouses



# Proposed Clubhouse/Cafe





# Proposed Care Home - elevation



South west (front) elevation




South east elevation (to Yarmouth Road)





# Material Planning Considerations and Key Issues

- Principle of development including location and accessibility of services and facilities
  - Provision of specialist accommodation
  - Design
  - Landscape Impact
  - Affordable Housing
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.


# Character of the walking route into Melton village





# Recommendatio

**n Refuse** for the reasons as set out in full on page 99 of the report and the additional reason relating to RAMS as set out in the updates sheet and summarised below:

- Countryside development contrary to the spatial strategy for growth
  - Inaccessible location with poor links to services and facilities
  - Adverse impact on landscape character
  - No provision for affordable housing
  - No mix of dwelling sizes
  - No mechanism to secure RAMS
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located at the bottom right of the slide.