



ABOVE: ARTIST'S IMPRESSION OF ONE OF THE PUBLIC SPACES.

How the new facility will work

The new care facility will provide people and families affected by the early onset of dementia-related disease and other chronic illnesses or disabilities with a fresh alternative to the traditional nursing home. The open-market homes will be developed and sold by a housebuilder. Some will be designed and constructed to lifetime homes standards and an agreed specification in keeping with the setting of the site. The money Cornwall Care receives from this will help fund the central care facility and any extra-care accommodation. Space will also be provided for a coffee-shop, hairdressers and a community area, secure gardens and public spaces. The project will cost in the region of £15million pounds.

Camborne and Redruth need more care

The Alzheimer's Society report: *Dementia 2013: The Hidden Voice of Loneliness* reported that people with dementia want to live in an enabling and supportive environment where they have a sense of belonging and are a valued part of family, community and civic life. 38% of people with dementia said that they had lost friends after a diagnosis and can feel a burden to family and friends.

In 2013 there were 9034 people living in Cornwall with Dementia. That number is steadily rising.

Cornwall has a total of 58 care-homes with 2296 nursing beds. There are just 149 nursing beds serving Camborne and Redruth. This is despite the fact that Camborne and Redruth have one of the highest populations of over 65's in Cornwall.

Independent Consultants, Carterwood, have identified a shortfall of 944 nursing beds in the immediate area and this is forecast to rise considerably by around 60 beds per year until 2020 and probably beyond as well.



Information

Land at South Tehidy, Cornwall

CornwallCare
Because we're individuals

Proposed new care facility on land at South Tehidy.

Cornwall's foremost charity caring for people and families suffering from dementia-related illness is preparing plans for the 2nd of its county-wide 'care-village' concepts.

Available online
www.tehidy.info



ABOVE: SITE LOCATION MARKED IN RED BOUNDARY.

This edition of INFORMATION provides local residents with an early opportunity to learn more about proposals by Cornwall Care to develop a new care facility on land at South Tehidy. The development will be in addition to the charity's existing homes; Blackwood and St Martins in Camborne and The Green in Redruth. It forms part of a county-wide strategy to develop high-quality, modern facilities in key locations that are better able to meet the growing demand for care-related accommodation across Cornwall.

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Camborne and Redruth need more care.

How the facility will work.



Cornwall Care Homes... a new way forward

Cornwall Care has 16 residential and nursing homes across the county. We have a particular reputation for our expertise in working with families living with dementia-related illnesses. Each week we provide care and support for over 1500 people – and each week that number grows a little larger. David Cameron recently described Dementia and Alzheimer’s as “the quiet crisis that steals lives and tears at the heart of families”. He was right, but there is little that is ‘quiet’ about it today. Over 857,000 people in the UK face the challenge of living with dementia. In ten years time that number will be well over one million. Around 23 million people have a close friend or family member with it.

“The quiet crisis that steals lives and tears at the heart of families”

Cornwall is one of the country’s most popular retirement locations and whilst it is no surprise that so many people want to live here – that presents us with some particular challenges. Our community is ageing, but we do not have access to the same levels of medical and care infrastructure enjoyed in other parts of England. We need to come up with new solutions and strategies in order that we are better prepared for the future.

Staying Together

One of the worst effects of dementia-related illness is that as it progresses, it slowly tears people apart, particularly couples, until one of them often has little choice other than to live in residential care. Some years ago we started exploring the idea of developing places where people could live perfectly normal, active lives knowing that the day they needed any help or support – whether from disability, illness or simple old age – that help would be just a stone’s throw away. And if things came to the point where more intensive care was needed; that too would be just a short walk away.

We need to develop strategies and create partnerships which will find new ways to fund our residential care and nursing homes. We believe one solution lies in working closely with house-builders to deliver new homes on selected sites – with a substantial part of the profit from those homes being used to fund care facilities for the future. The development at Tehidy would be the first step in realising a new, sustainable future.

The masterplan layout included in this newsletter is a first step towards producing plans that will eventually form the basis of a planning application. We have also provided information about the application process. If you would like to learn a bit more about what we do, then please take some time to visit our web-site at www.cornwallcare.com



Douglas Webb, Chief Executive

Step One. Masterplan Concept. Our plans at South Tehidy... and what happens next.

This plan shows our emerging designs for the land at South Tehidy. It proposes a two-storey 90 bed central care home. It also includes 78 open-market dwellings across the remainder of the site. We need the open-market units to fund the care facilities. The layout is fairly open but with particular emphasis on landscaping and screening. There are three access points in order that traffic movement is not concentrated at a single point.

Who owns the land?

The land is currently owned by the RNLI; so two charities will benefit from its development. Cornwall Care cannot compete with commercial housebuilders, supermarkets and other developers for the land that we need; so opportunities for sites like this one are relatively rare.

What Happens Next?

We are currently in the pre-application stage of the planning process and our first task is to inform people living in the vicinity of the site about our current plans. If there are particular issues, aspirations or concerns you may have about our proposals then you can contact us by using the FREEPOST or EMAIL addresses to the right. The feedback we receive will help guide and inform the design process and will also be included in a Statement of Community Involvement that will be submitted as part of a planning application.

Once a planning application is submitted to Cornwall Council, this will initiate the formal planning consultation process. Copies of the plans will be sent to a number of council departments dealing with issues such as highways, education, and affordable housing. A number of statutory agencies will also be invited to comment; these will include The Environment Agency, English Heritage, Natural England and service providers such as Western Power and South West Water. The Council will also carry out its own consultation with the Parish Council and local residents. The process will last approximately 13 weeks, following which, Cornwall Council will then determine whether or not to grant planning consent.

More information

consensus@hotmail.co.uk

www.tehidy.info

Freepost RLUC-EZKA-BHSY
Consensus
93 Walton Road
CLEVEDON
BS21 6AW



- A Old Merrose Lane
- B Mount Wistle Road
- C Pitman Skinner Lane

Urban interventions

- 1 Vehicular access
- 2 Care Home
- 3 Pedestrian route with emergency access only.
- 4 Terraced housing at entrance
- 5 Courtyard open space
- 6 Terraced housing fronting open space
- 7 Group of detached and semi-detached houses
- 8 Parking court
- 9 Primary route with on-street car parking

Landscape interventions

- 10 Attenuation pond with ecological planting
- 11 Existing trees retained
- 12 Half bowling green
- 13 Communal gardens
- 14 Retained and enhanced hedgerow and tree planting

What’s Your View?

You can record your views by:

1. Viewing our ‘scroll-down’ version of this newsletter and completing the feedback form at www.tehidy.info
2. Emailing your comments to us at consensus@hotmail.co.uk Please remember to include your name and address.
3. Writing to us at our Freepost address
FREEPOST, RLUC-EZKA-BHSY, 93
Walton Road, Clevedon, BS21 6AW

Camborne and Redruth need more care ➔