4th Oct 2026

Statement of Intent

Care Delivery Standards (C2)

Land Adjacent to Alfreton Golf Club Planning Reference: AVA/2022/0141

an outline planning application for the development of 240 retirement living units on land adjacent to Alfreton Golf Club, DE55 7LH, within Amber Valley Borough.

AVA/2022/0141: Land Adjacent To Alfreton Golf Club Wingfield Road Alfreton Derbyshire

Outline application with all matters reserved for residential development for over 55s for 240 residential units (C2) with associated ancillary commercial and support units / uses to include Restaurant, Café, Convenience Store, Beauty Salon, Building site management facilities, Care operations facilities, Surgery and Clubhouse

1. Purpose

This document outlines the operational philosophy and service standards for the proposed Alfreton Retirement Village. It is submitted to formalize our commitment to a **C2 Residential Institution** model, ensuring the development functions as a care-led environment rather than independent age-restricted (C3) housing.

2. Commercial Context and The Path to Certainty

The Challenge of Certainty: Due to the extended duration of this planning application (registered March 2022), it has not been commercially possible to secure a binding contract with an end-user care operator. Professional care providers require the certainty of a granted planning permission before committing the significant resources and due diligence required to sign an operational agreement.

Our Proposal for Resolution: We propose to bridge this gap by establishing the "C2" status as a binding legal requirement through the Section 106 agreement, rather than relying solely on a private operator contract at this stage. This ensures the Council's objectives are met regardless of the specific operator eventually appointed.

3. Functional Definition of "Care" & "Residents in Need of Care"

We adopt a functional approach to the definition of "care." The development is specifically designed for, and limited to, individuals who require personal assistance or support with daily living activities.

- **Core Philosophy:** Residency is inextricably linked to the provision of care. Occupants are defined as individuals who, by reason of age or health, necessitate a managed, communal environment where personal support is a permanent feature of the service model, rather than an optional amenity.
- **The "Care-First" Distinction:** Unlike standard C3 residential housing, our business model precludes the standalone occupancy of units without access to the wider integrated care system. The facility is structured to ensure that care provision is the primary purpose of the site, not a secondary enhancement.

4. Operational Commitments

To secure this commitment in perpetuity, we intend to embed the following standards into the Section 106 agreement:

- **Affordable Housing Status:** We acknowledge the advice that a robust, evidence-backed C2 classification removes the requirement for C3 affordable housing contributions. This Statement of Intent and the accompanying operational model are provided to formalize this C2 status, demonstrating that the nature of the development precludes the application of standard C3 policies.
- **24/7 Integrated Presence:** The facility will provide onsite support staff available 24 hours a day, ensuring immediate access to care—a critical requirement for a C2 institution.
- **Communal Care Provision:** A defined quantum of the site is dedicated strictly to non-residential care support, including centralized dining, nutrition management, wellness suites, and secure facility management.
- **Integrated Lifestyle:** The development is designed to eliminate the isolation inherent in traditional housing. Services, support, and care are delivered within a shared facility environment, ensuring residents benefit from communal living that specifically addresses their support needs.

5. The Village Hub: Operational and Care Infrastructure

The Village Hub is the heart of the community, serving as the central gathering and interaction point. Its primary purpose is to integrate residential living with essential health and estate management services, ensuring that the community remains independent, secure, and sustainable.

Strategically located at the core of the development to minimize travel distances for residents, the Hub functions as both the primary orientation point and the command centre for the village's operations. Consistent with the philosophy that "every care decision is a housing decision," the Hub provides the dedicated infrastructure to support a proactive care model, enabling residents to maintain independence while mitigating the need for intensive residential care interventions.

The Hub accommodates the following critical care facilities:

Facility / Unit	Functional Purpose & Care Deliverables	Nature of Access
GP Surgery & Health Hub	Primary care, health monitoring, and long-term condition management.	Public (Community Asset)
Wellness & Therapy Suite	Physiotherapy, rehabilitation, and mobility support sessions.	Public (Community Asset)
Care & Clinical Ops	On-site care management, welfare staff, and first-aid/treatment space.	Staff / Residents
Centralized Dining Hall	Nutritional management, special dietary planning, and monitored meals.	Residents & Guests
24/7 Care & Reception Hub	Central station for emergency response, coordination, and security.	Staff Only
Integrated Care Lounge	Communal area for social engagement and therapeutic activity.	Residents Only
Mobility Aid / Storage	On-site support for mobility devices and equipment maintenance.	Residents Only

By centralizing these services, the Hub allows for the efficient deployment of care staff, ensuring the development operates as a self-sustaining environment that reduces the pressure on local NHS and social care budgets.

6. Public Access & Community Integration

We confirm our intention that the facility will act as a valuable local community asset:

- **GP Surgery & Wellness Suite:** The design incorporates dedicated space for a GP surgery and wellness facilities. These will be accessible to the wider Alfreton public, serving as a hub for both residents and the surrounding community.
- **Strategic Objective:** This integration ensures that the facility's care-driven infrastructure benefits the wider health ecosystem of Alfreton, reinforcing the site's role as a vital piece of social infrastructure.

7. S106 Enforcement Mechanism

To satisfy the Council's requirement for long-term certainty, we propose the following legal protections:

- **Restrictive Covenant:** A formal commitment to restrict the use of the units to C2 Residential Care only, preventing any future conversion to C3 standard residential use.
- **Operational Triggers:** Construction of the core care and communal support facilities will be legally linked to the occupation of residential units. These facilities must be fully operational prior to the occupation of the final phases of residential units.
- **Operator Qualification:** Any future operator of the site must demonstrate the capacity to uphold these specific C2 standards, ensuring that management remains consistent with its primary purpose as a care institution.