

[REDACTED]

From: Serena Page [REDACTED]
Sent: 22 August 2017 15:37
To: David Easton
Cc: Planning.Responses
Subject: A/44/17/OUT letter of support

David,

Please find attached a letter from St Matthews in support of application reference A/44/17/OUT.

Kind regards,

Serena

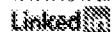
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21.8.17

Dear Sir / Madam,

Please find enclosed Operators Statement in relation to the Development of Land west of Brook Lane and South of A259 Angmering, to which St Matthews is committed to developing, alongside Store Property Group.

Operational Background:

St. Matthews was founded in 1995. Headed by the Director of Nursing & Operations, the organization has over 490 beds and employs over 950 staff across the company, providing assessment, treatment, care and rehabilitation for people with a range of challenging behaviors and complex needs.

St Matthews Healthcare operates specialist EMI nursing homes; providing quality care for older adults with dementia and mental health issues.

We provide personalized, empathetic and professional care for each and every resident in each of our units.

Our caring and compassionate staff are highly trained, qualified and specialize in the provision of dementia and mental health care.

We encourage holistic rather than custodial relationships and pride ourselves on their 'home away from home' ethos.

We encourage all residents to enjoy full and active lives whilst providing them with the dedicated, expert care their condition requires.

Our homes boast up-to-date active leisure activity schedules, excellent links with community programs and close bonds with local education facilities.

We provide the highest standards of accommodation and excellent quality of care delivered by a dedicated team of experts. Service users are able to access the wide range of services provided in the different settings and make appropriate lifestyle choices.

St. Matthews has a dedicated team offering high quality care to their service users. We are committed to rehabilitating their service users by improving their capacity for self management, sense of social engagement and belonging in a way that will help them make healthier lifestyle choices.

Our company ethos, pledge and aim is to:

- Provide a safe and secure environment for people with EMI and nursing needs.
- Recognize our clients as individuals, and treat them with dignity and respect, providing a person-centered approach to each individual.
- Promote independence to our service users in meeting their agreed care plans.
- Support and assist service users in learning or re-learning skills to live independently where possible.



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St Matthews (Moreton Centre) Ltd, Boscombe Road, St Leonards-on-Sea, East Sussex, TN38 0LX Company No: 8033751

The Need for Healthcare Development:

The social component of sustainable development, an important factor in the consideration of the application is the 'need' for a specialist care and nursing home as proposed. There is an acute and a growing need for care beds in West Sussex overall and in this particular area. This development will seek to deliver 72 much needed care beds and will address some of the shortfall in the wider area.

There are only two purpose built, specialist care homes within 3 miles of the subject site, and no planned schemes within 5 miles of the subject site;

The 'social' benefits of Healthcare related developments are acknowledged by the National Planning Policy Framework as being an integral component of sustainable development and a significant material consideration in the assessment of development proposals.

St Matthews has an established and proven track record in the provision of care in East Sussex, Northamptonshire, Coventry & Warwickshire. St Matthews Healthcare is a specialist care home operator who only open care homes in areas where there is a demonstrable specific need for care.

This area of West Sussex has a particular, acute and worsening need for care beds, especially those for the Elderly Mentally Infirm (EMI). Nationally, there is a growing need for specialist care facilities and beds due to a number of factors including an ageing population and increased levels of age related illnesses such as dementia and Alzheimer's.

Amongst a plethora of evidence based research reports, the Institute for Public Policy Research published a study (Dementia Care in London) which stated that across the UK,

"...the number of people with dementia is set to double to 1.4 million in the next 30 years and the costs are expected to treble (Goodchild 2009). The size of the challenge for health and social care commissioners is considerable."

Both nationally and locally the population is ageing. The number of people over 85 will nearly double over the next 25 years and with it the number suffering from dementia. The number of adults over 50 with learning difficulties will be over 50% higher in little more than a decade. The planned population growth for Arun District will compound these increases on a local scale.

It is quite clear that there is a significant deficit of care beds in West Sussex and more significantly this deficit is worsening. With downward pressure on Local Authority fees, inflation in wages, food and energy costs and the need to meet the rigorous requirements of the Care Quality Commission, smaller care homes are unfortunately coming under increasing financial pressure.

Nationally, the indications are that this is resulting in the closure of many of these smaller homes, particularly those of less than 40 beds, which in West Sussex account for a reasonable proportion of care homes.

Such a substantial shortfall in the number of care beds in West Sussex will inevitably have repercussions which are likely to be exacerbated by the pressures on older existing care homes. These may typically include increased demand on the local hospital and what has become termed bed-blocking, though a more important consideration is the limitation of options available to the elderly for whom the comfort and community of a purpose built care home is often more appropriate than repeated hospital visits.



Employment Benefits:

The economy an important aspect of sustainable development and in this respect, the development will generate approximately 74-78 full time equivalent jobs and as St Matthews Healthcare typically recruit locally, there will therefore be a direct benefit for the local economy.

Calculation for a 72 bed nursing facility, based on a standard 40 hour working week, 2947.5 hours equates to 74-78 full time equivalent jobs.

St Matthews will typically operate 3 shift periods per day as follows :

Daily Staff Requirements

Shift Period*	Staff Number*	Daily Hours
AM Shift: 07:15 - 14:30	17	123.25
PM Shift: 12:30 - 19:45	17	123.25
Night Shift: 19:30 - 07:30	10	120
Day Shift: 09:00 - 17:00	7	56
Total	48	423
*Approximate		74-78 FTE jobs

From experience, St Matthews know that many of their nursing staff will be working mothers who choose to work on a part time basis. Therefore, although the care home will generate 74-78 'full time equivalent' jobs, it is likely that at least a 100 individuals or more could be employed at the home over a working week. These jobs will be across the skills spectrum including gardeners, cleaners, cooks, managers and specialist nursing staff. St Matthews typically recruits from within the local area and there will also be short-mid term jobs during the construction phase and in the servicing of the care home. There will therefore be a direct benefit for the local economy.

The importance of this employment generation should not be underestimated as a material consideration in the assessment of the planning application. This is reflected in recent planning policy contained within the Ministerial Statement entitled 'Planning for Growth' published in March 2011 and of course the NPPF.



Environmental & Sustainability Considerations:

In regard to sustainable construction, the building will be designed such that at least 10% of its total energy demand (but possibly more) will be met via renewable energy technologies.

St Matthews are committed to incorporating sustainable measures where viable. To achieve this objective as part of the detailed design development of the scheme we will instruct our appointed design consultants to explore the feasibility of using the following:

- Rainwater harvesting
- Grey water recycling
- Permeable paving/ SUDS
- Combined heat and power
- Solar photovoltaic
- Solar hot water arrays
- Consideration and review of sustainability ☐ sourced materials ☐

Access, Parking and Sustainable Transport:

Access:

By its very nature the building will be accessible to people with all levels of disabilities and will be designed in accordance with Part M of the Building Regulations and in line with BS 8300.

There will be a level pedestrian access to the front entrance from the public highway and lift access to all floors within the building.

The need to provide equitable access for wheelchair users is also acknowledged.

Corridors, lifts and stairs support access for all, these will comply with the regulations in place at the time of the design agreement.

Construction phase access: It is fully understood that access to the site will require careful planning and consideration therefore a detailed construction methodology with regard to construction stage access and timing of deliveries will be produced in order to minimize any disruption to the neighbors.

Car & Cycle parking:

The parking provision to be provided is circa 25 No. ☐ parking bays, including 2No. disabled car spaces; an electric car charging bay.



Parking for bicycles will be provided in a covered secure location near the main entrance in order to promote sustainable modes of transport.

Major Sustainable Transport Links:

The site is served very well in terms of access to public transports links. Reliable and frequent, railway and bus services are in excellently close proximity to the site, attracting a staff pool from a wide catchment area and the incentive to use public transport, rather than personal cars to commute on a daily basis.

Design Considerations:

The proposed Care Home will contain 72 bedrooms and the necessary associated facilities and services. Each of the bedrooms will exceed the current minimum size standard Care Quality Commissions' 'Essential Standards of Quality and Care' and each have an en-suite bathroom.

The philosophy of residential care is based on a residents privacy requirements, group living principles and enabling the residents to maximize their independent use of the home and communal facilities.

The concept of group living involves the design based on clusters of 12 to 15 residents, which, in the context of this project are in the form of 5 cluster groups within the building. Each cluster group contains between 12 to 15 bedrooms, with lounges, dining rooms and the associated ancillary facilities spread through out the floor.

The external design composition will be a product of the site constraints and design philosophy, but it also relates to the relationships between the internal spaces and the clients aspiration to create a viable and sustainable development.

The proposals for this new Healthcare Facility will ensure that not only will the accommodation be up to and beyond current standards and expectations, but that it will enable effective and person centered care to be delivered for many years to come, and as such remain a valuable asset for the residents of Rustington and the wider area, in the future.

Should you have any questions regarding the above, or the application in general, then please do not hesitate to contact me.

Yours sincerely

Chet Khara
Development Director

