

Planning Services
Arun District Council
Civic Centre
Littlehampton
West Sussex
BN17 5LF

29th November 2021

Dear Sir / Madam

**PROPOSED NEW CARE HOME FOR OLDER PEOPLE, THE COTTAGE, SHRIPNEY ROAD, SHRIPNEY, PO22 9PA
(Ref: PP- 10391817)**

Please accept this letter as accompaniment to the above planning application, which has been submitted on behalf of LNT Care Developments Ltd via the Planning Portal.

The application seeks approval for the development of a new two-storey care home for older people with associated access, parking and landscaping.

LNT Care Developments, part of LNT Group, specialise in the development of care facilities for older people. The Group has developed a series of care homes in a number of locations nationwide and has an excellent reputation for the quality of care accommodation that it provides.

This proposal is to provide a local community care facility, the residents of which are expected to emanate from an area no more than five miles from the site but generally closer.

In addition, the development would generate between 50-60 jobs, the majority of which are expected to be offered to suitable candidates from the same local area.

From a general planning policy perspective, the facility would offer those in need of care an improved quality and choice of accommodation to that which exists within the local area at present.

The application is accompanied by the following supporting documents and plans:

Documents

1. Planning Statement
2. Design & Access Statement
3. Transport Assessment by Motion
4. Travel Plan
5. Sustainability and Energy Statement
6. Geoenvironmental Appraisal by Calabrian
7. Preliminary Ecological Appraisal by The Ecology Partnership
8. Bat Survey and Report by The Ecology Partnership
9. Drainage Strategy by BSP Consulting
10. CIL Information Form
11. Arboriculture Impact Assessment by Arbortrack Systems Ltd
12. Noise Impact Assessment by Venta Acoustics

Drawings/Plans

1. Location Plan – PO22 9AP-A-01
2. Topographical Survey – PO22 9AP-A-02
3. Proposed Site Plan – PO22 9AP-A-03
4. Proposed Floor Plans – PO22 9AP-A-04
5. Proposed Elevations – PO22 9AP-A-05, PO22 9AP-A-05.1
6. Proposed Visuals – PO22 9AP-A-06
7. Transport Access Overlay by Motion
8. Transport Access Visibility by Motion

The required planning fee of has been paid via BACS on the Planning Portal.

I hope this provides a satisfactory level of information in order to validate the application. If you have any queries please do not hesitate to contact me.

Yours faithfully

Miss Claire Howes BA (Hons) MA
Planning Manager

LNT Construction
Helios 47
Leeds
West Yorkshire
LS25 2DY

Company Number 12065886
Registered in England & Wales
Registered Office: Helios 47, Leeds LS25 2DY