

PLANNING STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE

SHRIPNEY ROAD, BOGNOR REGIS, PO22 9PA

LNT Care Developments

LNT Care Developments

Helios 47

Leeds

LS25 2DY

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1.0 INTRODUCTION

- 1.1 This statement is submitted in support of the planning application made on behalf of LNT Care Developments, a company renowned for delivering high quality, residential care homes creating a caring environment which is designed to promote independence. All LNT homes are developed to be fit for purpose and future proof with every thought given to the well-being of our residents.
- 1.2 LNT has developed approximately 100 care homes since 2005 specifically for the care of older people across a number of locations including Yorkshire, the Midlands and the south of England. Working in partnership with clients and our own in house operating business-Ideal Care Homes, LNT has designed and provided an excellent standard of residential care homes for the elderly.
- 1.3 Our buildings are of high quality, traditional construction, with plumbing, heating, lighting and electric systems designed from the offset, ensuring they are properly planned in to the build and efficiently and neatly set out. Every building has ground source heat pumps, underfloor heating and complies with the Governments' future energy targets.
- 1.4 The site to which this application relates is a large residential plot, comprising an existing dwelling known as 'The Cottage' surrounded by land formerly used for horticulture and other associated garden structures. The site sits in Shripney, a small village to the north of Bognor Regis and is just outside of the built-up area boundary.
- 1.5 The care home, subject of this application is a purpose built, two-storey, 66 bedroom residential care facility for older people with associated access, parking and landscaping.
- 1.6 The site has been identified for development of a new care home, being located within the village of Shripney, along the main A29 road. The site benefits from previous planning approvals for residential use.
- 1.7 This site represents an excellent opportunity to develop in a sustainable location and as such the proposed development is fully in accordance with both local and national planning policy and guidance and the National Planning Policy Framework (NPPF).

2.0 THE SITE AND SURROUNDINGS

- 2.1 The application site is located approximately 2 miles to the north of the coastal town of Bognor Regis and outside of the built-up area boundary. The site is located on land to the east of the A29, Shripney Road. There is a public footpath running east to west along the southern border of the site.
- 2.2 The site, covering approximately 1.6 acres in size is situated in an area considered to be semi-rural in character. To the north is the Robin Hood public house and adjoining Premier Inn Hotel, which comprises a large building of a mixture of one and two storeys. A new residential dwelling is on land immediately to the south of the application site. Land to the west of the site features a number of detached residential dwellings and land to the east of the application site is open agricultural fields.



Figure 1 – Aerial view of the site.

- 2.3 The site currently features an occupied dwelling and is generally level in its topography, rising gradually towards the east. Access to the site is via a private driveway located on the western boundary, leading from the A29, Shripney Road.
- 2.5 There are a number of trees within the application boundary, most of which are situated around the entire boundary of the site, and some of which are subject to Tree

- Preservation Orders. A hedgerow runs along the boundary with the public footpath, along the southern part of the site. The proposed development will offer a detailed landscaping scheme, which will include suitable boundary treatments and wildflower planting to improve on the biodiversity of the site and complement the surrounding areas of development and open space.
- 2.6 Existing bus services run in the area which run on a semi-frequent service, these are located approximately 60 metres in distance. Services from these stops reach Bognor Regis in the south and the village of Walberton, to the north. The site is located approximately 1.6 miles from Bognor Regis retail park and includes a variety of key local stores and additional public transport links.
 - 2.7 The Outline application Ref. BE/69/19/OUT supports a new access into the site with associated pedestrian footpaths and pedestrian crossing island on Shripney Road. A similar approach will be proposed as part of this planning application.
 - 2.8 The site characteristics and that of its surroundings are detailed in the Design and Access Statement.

PLANNING HISTORY

- 2.9 The site has recent planning history for residential development of a mixture of dwellings and flats. An additional site to the south, separated by the public footpath, has been approved as part of the outline applications, for a single dwelling, the planning of which has been implemented and the dwelling erected as of June 2021. The below paragraphs detail the planning applications relevant to this application.
- 2.10 Application Ref. BE/63/17/OUT: Outline planning application with some matters reserved (access only) for 20No. houses and flats, 1No. replacement dwelling (21No. units in total) with car parking, landscaping and associated infrastructure and access off Shripney Road (A29) and new footway both along the site frontage and across the A29 traffic island, all following the demolition of the existing dwelling and outbuildings. Application approved 18.01.18 with S106.
- 2.11 Application Ref. BE/69/19/OUT: Outline planning application with all matters reserved except access for up to 31No. houses and flats with car parking, landscaping and associated infrastructure and access off Shripney Road (A29), all following the demolition of the existing dwelling and outbuildings. Application allowed on appeal in May 2020.
- 2.12 Application Ref. BE/137/19/RES: Approval of phase 2 reserved matters following outline permission BE/63/17/OUT (as amended by BE/131/18/PL) for 20 No. dwellings. Approved June 2020.
- 2.13 Application Ref. BE/79/20/RES: Approval of reserved matters following BE/63/17/OUT & variation of condition BE/131/18/PL for replacement dwelling at the southern end of site

(Phase 1) to reposition driveway & car port (resubmission following BE/58/19/RES).
Approved October 2020.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 It is proposed to develop the site to provide a new purpose-built, two storey, sixty six bed residential care facility for older people with associated access, car parking and landscaping.
- 3.2 The facility will be fully compliant with the National Care Standards Act 2000; providing single-room accommodation, with en-suite facilities and a more than suitable ratio of communal/recreational space per resident together with level/amenable access throughout; all as described in the Design and Access Statement submitted with this application.
- 3.3 The introduction of the Health and Social Care Act 2008 reflected the general progressive nature of the improving standards that have been implemented in the provision of Social Care. It also led to the establishment of the Care Quality Commission (CQC) the current Regulatory Authority in respect of Social Care provision.
- 3.4 The proposed care home would be of brick and render construction with a grey tile roof, as described in further detail in the associated Design and Access Statement. In total the development will provide 3178m² internal floor area over two floors and would provide an attractive and appropriate community building for this site.

ECONOMIC BENEFITS

- 3.5 The proposed development will bring with it important economic benefits to the local economy in terms of employment opportunities and investment in construction.
- 3.6 A study undertaken on behalf of the UK Contractors Group found that a £1 investment in construction results in £2.84 in terms of benefits to the wider economy, as outlined in Fig.2 below.

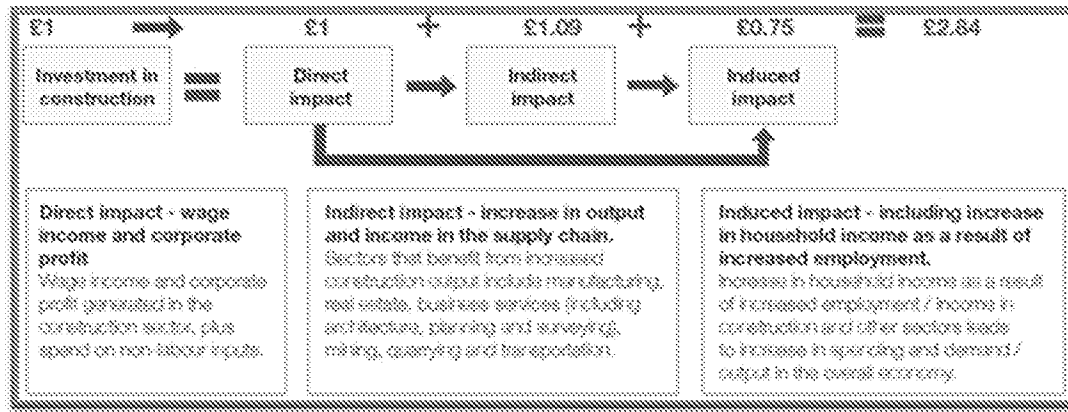


Fig 2: Image from UK Contractors Group study

- 3.7 The construction cost alone of the proposed development is substantial; bearing in mind the above table, this development should result in an extremely large contribution to the local economy.
- 3.8 Planning Inspectors have highlighted in appeal decisions the significant weight to be attributed to the need to support economic growth through the planning system and the contribution that new development can make to economic growth.
- 3.9 In terms of employment generation, between 50-60 full-time equivalent jobs are created that would be offered to suitable candidates from the local area. These jobs would range from the Home Manager; a series of Care Workers; through to Catering and Domestic Assistants.

4.0 PLANNING POLICY AND SCHEME APPRAISAL

- 4.1 The following paragraphs are intended to deal briefly with the national and local policy contexts and thereafter provide an appraisal to indicate the proposed developments acceptability. It is also intended to address all relevant policy areas that have been taken into account as material considerations in the formulation of this application.

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 4.2 Para.7 of the NPPF states *"The purpose of the planning system is to contribute to the achievement of sustainable development."* The policies which feature in paragraphs 20 – 217, taken as a whole, constitute the Government's view of what sustainable development in England means in practise for the planning system.

In respect of this planning application, it is considered appropriate to assess the proposal against a number of themes contained within the NPPF.

Decision Taking / Determining Applications

- 4.3 Para 11 of the NPPF states that Local Authorities should apply a ***“presumption in favour of sustainable development”*** and that for decision-taking this means:

- *“approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*

...any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or - specific policies in this Framework indicate development should be restricted.”

As the proposal is deemed to be in accordance with the NPPF, any adverse impacts of approving the proposal would not significantly or demonstrably outweigh the benefits and as such, permission should be granted in accordance with paragraph 11 of the NPPF.

Sustainable Development

- 4.4 The most often used and well-known definition of sustainable development is development which; “meets the needs of the present without compromising the ability of future generations to meet their own needs.” (Bruntland Commissions, 1987).
- 4.5 The NPPF places considerable emphasis on the importance and purpose of the planning system and its contribution towards achieving sustainable development. A strong *‘presumption in favour of sustainable development’* is encouraged, ensuring that the planning system has a key role to play in securing sustainable economic growth and other social, economic and environmental benefits (paras 11-16).
- 4.6 Generally, it is accepted that in order for a development to be truly sustainable, a balance between environmental, social and economic sustainability must be achieved. These three pillars of sustainable development are referred to in the NPPF.
- 4.7 The NPPF confirmed that the planning system has a key role to play in securing sustainable economic growth that is able to proceed as easily as possible and the economic, social and environmental gains can be positively secured through the planning system. The current application is fully consistent with this national planning policy.

Design

- 4.8 The NPPF specifically supports the direction of development towards sustainable locations and the introduction of a mix of uses to create vitality and diversity. Preservation of the character and quality of townscape is stressed and high quality design required ensuring that places are attractive, useable, durable and adaptable. The application proposal is also fully consistent with these objectives.

Economic Growth

- 4.9 The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. The NPPF is placing significant weight on the need to support economic growth through the planning system. The application proposal is consistent with this objective.

Ministerial Statement – Planning for Growth (March 23rd 2011)

- 4.10 The statement sets out the steps the Government expects local planning authorities to take to ensure that sustainable development needed to support economic growth was able to proceed as easily as possible. The statement set out the Government’s clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up-to-date plans and that where plans are out of date, a strong presumption in favour of sustainable development that accords with national planning policies should be applied.

The statement remains a material planning consideration, having not been cancelled with the introduction of the NPPF and remains an important guide to the Government’s ‘direction of travel’ in planning policy terms and its support for development and economic growth.

Building a strong, competitive economy

- 4.11 Paragraph 80 of the NPPF states that; *“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”*

As indicated in section 3, Planning Inspectors have qualified the benefits that development can make to economic growth. The specific benefits of the proposed scheme are outlined in the preceding sections and significant weight should be placed on the economic benefits of this proposed development in the decision making process. This application would generate additional employment and economic growth in the area, whilst providing a social care service.

Housing

- 4.12 The NPPF aims to deliver quality and choice of homes, while seeking to create sustainable, inclusive and mixed communities. To achieve this, a mix of housing types, tenures and prices is needed and a mix of different household types such as families with children, single person households and **older people**. It emphasises the importance of good design in making places better for people to live in. The current proposed development aims to address the present and future needs of an ageing population and contribute to the provision of a range, quality and choice of accommodation within the local community. The current proposal will make a positive contribution to the area in accordance with the NPPF requirements.

Transportation

- 4.13 The NPPF states that planning applications that secure sustainable economic growth should be treated favourably and proposals should be accessible by a choice of means of transport/modes of travel. The current proposal aims to maximise the use of sustainable modes of transport which are accessible due to the sites location and to minimise the need to travel, by encouraging users of the care home both in terms of residents and staff to come from the local area.

LOCAL PLANNING POLICY

- 4.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.15 The current development plan for the site is Arun Local Plan 2011-2031 (2018) and the Bersted Neighbourhood Plan (2014-2029). Arun Local Plan (2018) sets out the vision for the future of Arun and guides development to achieve this. The Local Plan is underpinned by 'objectives' and contain a number of policies which aim to achieve the vision and objectives. The Bersted Neighbourhood Development Plan provides a vision for the future of the Parish, and sets out clear policies and objectives to realise these visions. Consideration has also been given to the relevant Supplementary Planning Documents.

Arun Local Plan 2011-2031 – July 2018

- 4.16 The Arun Local Plan sets out the vision for the future of Arun and guides development to achieve that vision. The Local Plan sets out what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered.

Policy SD SP1 – Sustainable Development

- 4.17 When considering development proposals, the Council will take a positive approach that reflects the ***presumption in favour of sustainable development*** contained in the National Planning Policy Framework, working proactively with applicants to find solutions to secure development that will contribute to the social, economic and environmental conditions south of the National Park. The following sections of this planning statement will demonstrate how the proposed development is in line with the principles of this policy and the Local, providing a sustainable development.

Policy C SP1 – Countryside

- 4.18 Areas outside of the built-up area boundaries land will be defined as countryside and will be recognised for its intrinsic character and beauty. This policy sets out a number of criteria where development will be permitted, in relevance to this planning application, point F; *in accordance with other policies in the plan which refer to a specific use or type of development*. The next few pages will demonstrate how this proposed development complies with relevant policies in the current Local Plan.

Policy LAN DM1 – Protection of landscape character

- 4.19 This policy requires development throughout the area to respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas. Where possible, this application aims to retain as much of the existing landscape character, including the trees and hedgerows. A detailed landscaping scheme will also be produced to assimilate the proposed care home with the surrounding character of the area.

Policy H DM2 – Independent living and care homes

- 4.23 This policy relates to new and extended independent living and **care homes**, which will be permitted providing it can be demonstrated that criteria set out within this policy can be met. Where relevant, a number of the criteria stated can be met by the care home proposal, these are summarised as:

- *The design of the scheme shall be such that it can be easily adapted to the varying needs of the users of the scheme.* The proposed care home will cater for both regular and dementia care, with the building layout providing easy adaptation for any care needs for future residents.
- *The design and scale of the scheme shall be appropriate to the local context.* Detailed evaluation into the locality has to the proposed layout, set back from the roadside within a generous landscaped garden to assimilate the building with the surrounding area.
- *Amenity space shall be provided.* A variety of internal and external amenity spaces are available for all residents of the proposed care home to use. The layout of the development is designed so that communal areas are central to the building, providing easy access for all residents, external garden areas are also accessible to all levels of mobility.

The above demonstrates how the proposed care home accords with a number of the principles of this policy, ensuring that future residents and staff benefit from a care home which is well thought out and ensuring the ease to which it will establish itself within the surrounding community.

Policy D SP1 - Design

- 4.24 This policy states all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in a number of ways including, but not limited to; layout, landscaping, character, materials and finish. The proposed development takes influence from a number of site visits and site analysis, the considerations of which are detailed in the accompanying Design and Access Statement.

Policy D DM1 – Aspects of form and design quality

- 4.25 When considering any application for development the Council will have regard to a number of principles, including but not limited to; character, Appearance, impact, crime prevention, trees and woodland and scale. The criteria are addressed in more detail in accompanying Design and Access Statement.

Policy ECC SP1 – Adapting to climate change

- 4.26 This policy aims to support development which is located and appropriately designed to adapt to impacts arising from climate change. To do this, development must take into account the following standards, summarised as:

- Location
- Water efficiency
- Shade, cooling, ventilation, solar gain

- Connectivity to the green infrastructure network
- Layout and massing
- Resilience of buildings and materials in extreme weather events
- Capacity of drainage systems and incorporation of SUDS

Of particular relevance to this application, sustainable design features are incorporated into the proposed development where possible; systems to control the internal temperature of the care home will be installed, as will adequate ventilation measures; SUDS will be considered and where practicable, utilised within the development. Further details on how the proposed care home achieves the above criteria are in the accompanying Sustainability and Energy Statement. The application has given full consideration to the above standards and is therefore considered to be fully compliant with this policy.

Policy ECC SP2 – Energy and climate change mitigation

- 4.27 This policy expects all new residential and commercial development to be energy efficient with major developments requiring the production of 10% of the total predicted energy requirements from a renewable or low carbon energy generation on site. The proposed development has a number of energy efficient and sustainable design features, including; a ground source heat pump (GSHP) and solar panels integrated into the roof tiles, which together will provide in excess of 50% of the buildings energy consumption. Further details are contained within the accompanying Sustainability and Energy Statement and also highlighted within the Sustainability Considerations section of this document (para 4.55-4.59).

Policy T DM1 – Sustainable travel and public rights of way

- 4.29 This policy requires new development to focus on sustainable travel through a number of different measures, including promoting the use of public transport and cycling and pedestrian access. A Transport Statement and comprehensive Travel Plan submitted with this application will provide details on how the proposed development will encourage the use of alternative transport methods and how the development will assimilate with surrounding public pedestrian routes, therefore fully complying with the principles of this policy.

Policy ENV DM4 – Protection of trees

- 4.30 This policy ensures that where possible, any development does not adversely affect any trees of value and in particular those subject to TPO's. Development which will affect trees will be subject to an inclusive survey by a suitably qualified professional. The site at which the proposed development is situated on has a number of trees, some of which are subject to TPO's. This planning application is accompanied by a detailed tree survey and tree impact assessment which will address and discuss the impact of the proposed development on the trees.

Policy ENV DM5 – Development and biodiversity

- 4.31 It is a requirement of the above policy that development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site through a number of measures including; bat and bird boxes and specific landscape

features. The site is not situated within or adjacent to any designated site and it is not considered that the development would have any significant direct or indirect impact on protected site.

A Preliminary Ecological Appraisal and subsequent Bat Surveys have been carried out and are submitted in support of this planning application, further measures are expected to be designed as part of the proposed development, following the principles of this policy and based the context of the site.

Policy W SP1 - Water

- 4.32 Through this policy, the Council will encourage water efficiency measures in order to protect and enhance the District's water resources. Sustainable design features are incorporated into the proposed development where possible, such as measures to reduce water usage within the care home. Further details are provided in the accompanying Sustainability and Energy Statement which illustrate how the application complies with this policy.

Policy QE SP1 – Quality of the environment

- 4.33 This policy requires all development to contribute positively to the quality of the environment and will not have a significantly negative impact upon residential amenity, the natural environment or leisure and recreational activities. The proposal will create a safe, healthy environment for both residents and staff, enhancing the quality of life to both residents and the surrounding community and will therefore fully accord with the principals of this policy.

Policy QE DM1 – Noise Pollution

- 4.34 In relevance to the proposed care home application, noise sensitive development should be supported by a noise assessment and designed to ensure that residents will not be adversely affected by noise. The proposed application is accompanied by a noise impact assessment which make recommendations relevant to the proposed use of the site in order to effectively mitigate against any adverse impacts of road traffic noise and therefore be in full compliance with this policy.

Bersted Neighbourhood Plan – 2014-2029

- 4.35 The Bersted Neighbourhood Plan sets objectives on key themes such as; getting around, business, tourism, community, leisure, well-being, the natural environment and the design quality of physical structures. The plan provides a vision for the future of the parish and sets out clear policies and objectives, the relevant ones to this planning application are addressed in the below paragraphs.

Policy ES1 – Design of new development

- 4.36 This policy states that new development which would have an effect on the appearance or character of the surrounding area should be of high-quality design and contribute to local character. As set out in the accompanying Design and Access Statement; the design of the proposed care home has been carefully considered and is considered to be in keeping with the character and appearance of the area through the chosen building materials and how the care home addresses the surrounding street scene.

4.37 **Policy ES2 – Surface Water Management**

In accordance with this policy, new development should aim to reduce the overall level of flood risk in the area. The site itself is within flood risk zone 1 and therefore not at risk of flooding, however the highway adjacent to the site has a risk of surface water flooding. A comprehensive drainage scheme has been submitted with this application which aims to mitigate the possible effects of the proposed development and ensure the effective management of surface water is designed and therefore fully complies with the requirements of this policy.

4.39 **Policy ES8 – Renewable Energy**

This policy sets out a number of criteria which proposals for energy generating infrastructure using renewable or low carbon energy source to serve individual properties should adhere to. The accompanying Sustainability and Energy Statement states the intention of the proposed development to provide Solar Photovoltaic Panels and a Ground Source Heat Pump in order to provide at least 50% of the facilities energy requirements from renewable sources.

4.40 **Policy CLW1 – Provision for the Elderly**

Of relevance to this application; new care homes will be supported provided that the design and scale of development is in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable. The submitted Design and Access Statement addresses the design of the proposed care home and how it assimilates with its current locality and will therefore fully adhere to this policy.

SCHEME APPRAISAL

- 4.36 A general assessment of the scheme against relevant national and local policies set out above would indicate the scheme is in general compliance.

Principle of Development

- 4.37 The site is situated on land which is outside of the built-up area boundary, but benefits most recently from an outline approval for 31 new dwellings (Ref. BE/69/19/OUT). Additional outline and reserved matters applications are also approved on the application site, establishing an acceptable alternative residential use, to what is currently occupying the site. The site will be in a sustainable location, fronting Shripney Road and will be a good addition to the village of Shripney.
- 4.38 The development of a care home, which is commercial by definition, is very much residential in nature. It is, therefore, entirely compatible with the immediate surroundings of the existing residential use and adjacent hotel and public house.
- 4.39 The site is seen as an excellent opportunity to provide a new purpose-built care facility fully compliant with the requirements of the Care Standards Act. It would not only serve an identified local need but would be highly accessible to the community, providing both service and employment.

Design

- 4.40 As set out in the accompanying Design and Access Statement, it is considered that the proposal would positively contribute to the built environment in this location by creating a landmark community building having regard to the principles of good urban design. It will enhance the character of the site, with an active frontage addressing Shripney Road set within a large landscaped garden.
- 4.41 The building will optimise the opportunities the site offers for residents in terms of aspect, views and amenity provision. The building is positioned to allow the main lounges at the centre of the building to maximise the views over the landscaped garden areas, whilst the orientation of the bedrooms allow the residents choice over views out over Shripney Road and its associated activity and movement, towards the agricultural fields at the rear of the site or the internal courtyard areas which are more contained and peaceful and with direct access to the secure garden area from the ground floor rooms.
- 4.42 The design of the building is proposed in this form due to the operational needs of the care home and to meet the requirements of the Care Standards Act. This shape of the building enables the home to function efficiently internally providing segregation between care categories, a secure environment for residents, separation between back of house functions and residents with a variety of communal spaces for residents to enjoy.
- 4.43 The proposed two storey care home would be reflective of the vision and core objectives within the Arun Local Plan and reflect some of the design features apparent within the surrounding area.
- 4.44 The building arrangement and the generous landscape setting of the site provides adequate enclosed garden/amenity space that contributes to the setting of the building, but also the general semi-rural character of the area and ensures attractive and usable private amenity space for future residents of the care home.
- 4.45 The planning benefits of the scheme are considered to carry significant weight. In particular the scheme will provide a new building that will positively contribute to the character and appearance of the area. The care home has been sympathetically designed to assimilate with the surrounding character and features a generously landscaped setting appropriate to its use and community function.
- 4.46 The scheme design is of a scale and intensity which would sit comfortably within the site and its surroundings without any resultant harm to the character or amenity of the area, whilst still presenting itself as an important community building. The proposal is a single building for a care use with an abundance of varied types of amenity space contained within its boundaries for all residents to enjoy. There is adequate distance to adjoining boundaries to prevent any undue or unacceptable overlooking or overshadowing of surrounding proposed and current uses. The proposed building provides the opportunity for a high-quality design that adds to local character, in accordance with both local and national planning policy.

Landscaping

- 4.47 The site will be landscaped as part of the proposed development; a scheme will be designed which will be attractive and inviting to residents, and will create a less institutionalised feel to the development. New planting will reflect the local character with native species included within the design and will be suitably managed and protected to ensure longevity and to provide adequate screening and visual interest to the site.
- 4.48 There will be significant amounts of landscape amenity space around the care home, with various elevations of the building looking directly over these spaces and access to them from the ground floor main lounges and main and secondary entrance. In Quantitative terms 3,850 sqm of external amenity space would be provided which equates to a ratio of 58.3 sqm per resident. It is considered that the application proposals accord with both local and national policy in this instance.
- 4.49 An extensive landscaping scheme will be provided to enhance the setting of the building and provide adequate screening and visual interest to the site.

Transport Considerations

- 4.50 The site is accessible by walking, cycling and public transport as set out in the accompanying Transport Statement and Travel Plan.
- 4.51 Given the nature of the development, the level of car parking demand and anticipated traffic generation are unlikely to be significant. Based on the experience of the applicants in their operation of other similar types and sizes of facility, it is considered that no parking or adverse highway or pedestrian safety issues would arise from the day to day working of the care home.
- 4.52 The proposed access arrangements and availability of alternative modes of travel to the site and submitted Travel Plan, should significantly demonstrate that the potential level of vehicular activity and impact on the local highway network is acceptable.
- 4.53 The proposed layout and design is intended to create a safe and secure environment for its residents. The building configuration ensures a degree of natural surveillance and defensible space to Shripney Road and over the car park and site access. The main points of access to the site and building are both able to be monitored from the main office of the building, which is manned 24 hours a day, to enable continuous surveillance. A suitable lighting scheme comprising low level bollard lighting to the footpath routes and car parking area will be deployed.
- 4.54 The application proposal will not unduly impact on the surrounding highway network and hence the proposal accords with both local and national planning and highway policies.

Sustainability Considerations

- 4.55 The building would have 'active' elevations and frontages occupied at all times of the day. There would be a clear distinction between public and private space through the use of appropriate boundary treatments.
- 4.56 In terms of building design, steps have been taken to reduce energy demand having regard to the operational requirements of the home. Externally the building has been designed with glazed areas to maximise access to natural light and to minimise energy requirements for lighting and heating in communal areas, in particular in the main day lounge/dining areas and the quiet lounges. All glazing would be specified to minimise heat loss and excessive solar gain. Other glazing in the corridors and stairwells will provide natural light into circulation areas, reducing the level of artificial lighting required.
- 4.57 Low energy luminaires and occupancy sensors would be used throughout the home in the communal areas, corridors, bathrooms, toilets and en-suites to minimise energy used. There would also be a control centre which will enable areas within the building to be isolated at night to further minimise energy use.
- 4.58 High levels of insulation will be provided to reduce the consumption of energy required for heating. The Building Regulations submission provides the Simplified Building Energy Model (SBEM) calculations relating to the energy efficiency of the building including the heating, lighting and orientation of the building. This requires a 10% increase in efficiency of the target provided for the building.
- 4.59 A ground source heat pump system is provided to provide heating, cooling and hot water to the building. In addition, solar panels are installed within the buildings roofs which aim to provide for all of the care homes electricity needs. Both technologies together will aim to provide at least 50% of the facilities energy requirements from renewable sources, with a commensurate reduction in carbon emissions.

5.0 CONCLUSIONS

- 5.1 The proposed development for a care home on this site is in accordance with Government policy in the NPPF. The site lies within a sustainable location in close proximity to local facilities, local population and existing public transport services and is consistent with the objective of the NPPF.
- 5.2 The development of the site will contribute to maintaining a socially inclusive community, whilst also providing significant numbers of jobs/employment. It is considered that the proposal would significantly improve the built and natural environment in this location by providing a community building that makes best use of the site having regard for the principles of good urban design.
- 5.3 The proposal accords with local planning policies contained within the Arun Local Plan and the Bersted Neighbourhood Plan as discussed in detail earlier in this document. Consideration has also been given to relevant Supplementary Planning Guidance.

- 5.4 Policies within both the Local Plan and Bersted Neighbourhood Plan recognise that Arun has one of the highest populations of older people when compared to other local authority areas within the County, and current provision for the elderly are limited and not considered sufficient to meet the demands of the ageing population. It is considered that the proposed care home would therefore be in compliance with the NPPF and Local Plan Policies.
- 5.5 The proposed care home would provide a form of development that will positively enhance the character of the site and surrounding area, whilst also offering an important local community service. The design approach utilised is considered acceptable within the context of this particular site.
- 5.6 The development would also have a positive impact within the area by improving employment opportunities, both during construction and in the longer-term operation of the care home. In regeneration terms, it would result in a positive use that would fulfil a social care need and provide a sympathetic development in terms of design and that will be important from social, economic and physical regeneration perspectives.
- 5.7 In summary, the planning benefits that would be generated from the proposed development would be significant and far outweigh any adverse effects that might be attributable to it. On balance, the proposal should be considered to represent a wholly acceptable and positive proposal for which planning permission should be granted.