

11th February 2022

Mr S Davis
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Simon

Application BE/176/21/PL – Demolition of existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping.

In response to the comments made by Bersted Parish Council and their concerns regarding the proposed care home in Shripney, I would like to take this opportunity to address the points made in their letter to provide some clarity and alleviate any concerns expressed.

ES1 Design of new development

In designing the care home, the local character of Shripney and surrounding area was considered and positive aspects of the local vernacular have been introduced to ensure the development responds to the local character and identity, whilst in keeping with the needs of the use of the care home.

Despite its contemporary form, the building has been designed to be reflective of local character, designed to be set back from its roadside frontage with retention of the number of trees as an appropriate boundary treatment. The retention of a number of trees within the site and sympathetic landscaping to enhance the site is proposed to highlight the semi-rural nature of the locality.

The use of a red multi-toned brick and white rendered elements create an attractive elevation and assimilates well with the surrounding residential dwellings, such as those adjacent to the application site and those on Shripney Lane. The hipped roof style also mirrors the traditional style in the surrounding area.

ES7 Development outside of the Built Up Area Boundary

SP1a Strategic Approach

Previous approvals for residential development demonstrate that the principle of development is established and should be a material consideration, as noted under the planning inspector report for residential application ref BE/69/19/OUT in referencing the previous residential application.

GA1 Pedestrian and Cycle Connections

Through consultation with Highways, the new footpath which leads into the proposed care home site has been extended along the frontage of the hotel, leading to the bus stop on the eastern carriageway. A pedestrian crossing on Shripney Road has been proposed to encourage safer crossing of this road and allowing the use of the western side of the highway. This approach has now satisfied Highway's concerns and they have removed their objection.

SD SP1 Sustainable Development

The proposed development seeks to make efficient use of the land, and the density of the building reflects the local area. The built form reflects the large built form of the adjacent hotel, while the two storeys is in keeping with the residential dwellings in the surrounding area. The care home is set back from the road and situated in a large landscape setting to assimilate the development with rural nature of Shripney.

C SP1 Countryside

As discussed in the Planning Statement and Design and Access Statement, the proposed care home design takes influence from the character and the rural nature of Shripney and the surrounding area. As much of the existing natural boundary, such as the trees and hedgerows, will be retained and improved in order to mitigate any visual impact from the proposed care home. The generous garden setting will provide a tranquil outdoor setting for residents to enjoy.

T SP1 Transport and Development

T DM1 Sustainable Travel and Public Rights of Way

The submitted Transport Statement provides analysis of expected vehicle trips for the proposed care home and also shows a comparison between the expected vehicle care home trips and the trips created by a standard residential scheme, similar to what has been previously approved on this site. The conclusion shows that the net impact of the care home would be a less intensive use than the residential scheme. This has been recognised by the West Sussex County Council Highways team in their recent response.

Whereas the bus service is infrequent, there is a service which can be used by visitors/staff. We have no set visiting times, which enables freedom of time for visitors to see their family members.

In response to the comments made by Highways, additional footpaths are proposed along the eastern side of the highway, to enable safe access to the bus stop. These changes have more recently been approved by WSCC Highways, who have removed their objection and support the proposal, subject to a number of conditions.

Surface Water Drainage

The comments made by the Drainage Engineer and LLFA are currently being considered and a detailed response, with additional information will be provided to address their concerns.

Yours Sincerely

C L Howes

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