

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 Aldingbourne 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.

There has been no assessment on the impact of health services that would be required.

Our residents are expected to emanate from the local area and would, therefore, already be enrolled in the local health service. It is not expected that 66 residents would be new additions to local health care. Due to the care and attention all residents receive from the staff, the likelihood of a resident relying on the local health service often reduces. Due to the nature of a care home, with residents living in one building, it is often the case that Doctors or planned health care visits are able to be grouped together to further minimise the impact on local health services. For example, in sheltered accommodation or single homes, district nurses travel from home to home to provide care, in a care home, a number of people can be seen in one visit with no need to travel in between patients.

It does not comply with Bersted or Aldingbourne Neighbourhood Plans

The proposal, where possible and practicable, adheres to a number of the policies detailed in the Neighbourhood Plan, this was addressed in detail in the planning statement submitted with the application.

In designing the care home, it was extremely important to us that the local character of Shripney and the surrounding area was considered and positive aspects of the local vernacular have been introduced into the design to ensure the development responds in a positive manner to the village of Shripney and achieves the objectives of the Neighbourhood Plan.

There is no adequate drainage proposal for the site

Our application is accompanied by a drainage scheme, this is currently under review and additional information will be provided in line with the relevant consultees' comments.

No climate change measures

As a construction company and care home operator, we are committed to ensuring that the proposed care home is highly energy efficient and seeks to provide mitigation measures against climate change. Our Sustainability and Energy Statement discusses the measures installed within the proposed care home, including Ground Source Heat Pump and Solar Panels which together will provide in excess of 50% of the building's energy consumption. Other measures within the care home, as an example, are low energy lighting and occupancy sensors, to further reduce energy usage.

Transport concerns and sustainable travel plan

The application was submitted with a detailed Transport Statement and Travel Plan which explains the impacts of the proposed care home on the surrounding highway network, as well as addressing any potential issues and ensuring that sustainable travel is encouraged for both the staff and visitors as set out in the Travel Plan. The previously approved residential application was considered, by the planning inspector and planning officer as being in a sustainable location.

Car parking inadequate

I would like to highlight that it would not be in our best interests as developers and prospective operators of the proposed care home not to provide sufficient and satisfactory car parking provision for visitors and staff. The level of car parking proposed is considered to be a sufficient level of parking and would fully accord with our own experience, as specialist developers and operators of care home of similar size, locations and similar amount of parking.

The parking accumulation analysis provided in the transport statement, using TRICS data, indicates an average parking accumulation of 8 vehicles, therefore providing 25 car parking spaces for both staff and visitors is sufficient to accommodate demand.

There are no amenities in the area

Residents will have access to essential amenities within the care home development, such as a small shop and café; allowing residents to purchase everyday items if they wish. A hair salon, cinema room and a large private garden area are also features within the care home, for the benefit of every resident.

It is noted in the previous residential application that the Lidl on Shripney road was considered to be within an acceptable walking distance from the site, which is located in an area that benefits from a number of other shops and amenities, should staff require as such. The proposed care home will bring new jobs to the area, in the form of construction and for the final operation of the care home, this will be a benefit to the local economy.

Knocking down a building of historical interest

It is not known that this building is of historical interest. Previous applications do not mention a historical importance of the dwelling, it doesn't appear to be included within any documentation detailing the locally listed buildings. The principle of re-developed has already been established on this site, which should be considered as a material consideration to this application.

Yours Sincerely

C L Howes

Claire Howes BA (Hons) MA
Planning Manager

LNT Construction
Helios 47
Leeds
West Yorkshire
LS25 2DY

0113 385 3858
enquiries@LNTConstruction.co.uk
www.LNTCareDevelopments.co.uk
Company Number 12065889
Registered in England & Wales
Registered Office: Helios 47, Leeds, LS25 2DY