

Planning & Design and Access Statement Land at Yapton Road, Barnham

Submitted on Behalf of Orchestra (Special Projects 1) Ltd

November 2019



ARROW PLANNING LIMITED



Ref: APL-106 – Yapton Road

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Appendix 1: Care Home Need Report
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1.0 Introduction

- 1.1 This Planning & Design and Access Statement (PDAS) has been prepared to assist Arun District Council (ADC) with their determination of an outline planning application with all matters reserved except means of access on land at Yapton Road, Barnham, PO22 0AZ, for the following:

Development of 70 bed Care Home and 14 Assisted Living Bungalows with associated car parking, landscaping and access

- 1.2 This Statement considers the proposed development against relevant Development Plan Policies.

- 1.3 The application submission comprises the following plans and documents:

- Application forms;
- Application drawings (Richard Clark Architects):
 - Site Location Plan, dwg ref 1693/LP1;
 - Site Plan (B&W) (Illustrative Layout), dwg ref 1693/SP1;
 - Site Plan (Colour Illustrative Layout), dwg ref 1693/SP1;
 - Site Access, dwg ref J32-4375-001;
- Planning & Design and Access Statement (Arrow Planning);
- Statement of Community Involvement (Arrow Planning);
- Transport Assessment (Mode Transport Planning);
- Landscape and Visual Appraisal (Enplan);
- Flood Risk Assessment (Ark Environmental);
- Ecological Assessment (The Ecology Co-Op);
- Topographical Survey;
- Biodiversity Checklist;
- Local Validation Checklist.

- 1.4 The PDAS is structured as follows:

- Section 2.0 describes the application site and its surroundings.
- Section 3.0 summarises the application proposals.
- Section 4.0 outlines the relevant planning policy framework for the determination of the application.
- Section 5.0 provides the development management assessment including consideration of design and access.
- Section 7.0 draws our overall conclusions.

- 1.5 For the reasons set out in this Statement, the application would deliver a high quality, sustainable development in a sustainable location which would meet the identified needs of local people.

- 1.6 Significant weight should be given to the principal aim of the project, namely, to meet local housing needs for those in need of care, which would enable them to stay within the local community. Planning



permission should therefore be granted in a timely manner for the proposed development.

2.0 Site and Surroundings

- 2.1 The application site measures 1.18ha and is shown edged red on the Site Location Plan. The site comprises a rectangular shaped agricultural field which fronts directly onto Yapton Road.
- 2.2 The site presently has a post and rail fence along the northern, eastern and western boundaries, with a semi-mature hedgerow on the southern boundary which fronts Yapton Road.
- 2.3 Immediately west of the site is the property Highfield House, with Old Mill Cottage to the east of the application site. A number of residential properties face the site on the opposite side of Yapton Road.
- 2.4 The Public Right of Way Barnham 325-1 runs in a north-south direction adjacent to the eastern boundary of the application site.

Surrounding Area

- 2.5 The site is adjoined by residential dwellings on the east and west, with a row of dwellings immediately opposite the site frontage. Windmill Shopping Village, a local commercial development comprising a farm shop and local small businesses, is just to the south west. There is a bus stop on the Yapton Road outside of this development
- 2.6 The majority of development along the Barnham Road is then on the northern side as you head both east and west, until you reach Barnham Community Hall and adjoining properties, c. 350m to the west of the site's western boundary.
- 2.7 Barnham train station and the village centre are located c. 850m from the application site. The mainline railway line runs east west c.250m from the northern site boundary, with residential and horticultural development immediately adjoining the line on the northern boundary.
- 2.8 There are two Grade II listed buildings located within the vicinity of the application site: Ivy Cottage, opposite the site on the southern side of Yapton Road; and the Barnham Windmill to the southwest of the application site.

Relevant Planning History

- 2.9 The application site was subject to a previous application for 30 dwellings under application ref BN/12/15/PL. The application was refused planning permission on 10 February 2016 for 4 reasons, as follows:

1) The strategic housing strategy for the period post 2011 is set out in the Publication Version Local Plan (October 2014) and the Barnham & Eastergate Neighbourhood Plan (Adopted July 2014). This sets out the strategic locations for development as well as adopted Neighbourhood Plan allocations sufficient to deliver the housing requirements in this period. The application site fails to accord with either of these Plans and would therefore fail to accord with policies SD SP2 and H SP1 of the

Publication Version Local Plan (October 2014) and policy H1 of the Barnham & Eastergate Neighbourhood Plan (Adopted July 2014).

- 2) The application proposals are located outside of the defined built up areas and represent a significant encroachment into the countryside on a site not well related to the existing settlement. The area in which the application proposes development is a rural location surrounded by open countryside. The scale and location of the proposals would result in a significant adverse impact on the visual amenities of the location and character of the area contrary to policies GEN3 and GEN7 of the Arun District Local Plan 2003, policies C SP1, SD SP2 and LAN DM1 of the Proposed Submission Local Plan 2011 - 2031, policy H2 of the Barnham & Eastergate Neighbourhood Plan and the core principles as set out in paragraph 17 of the National Planning Policy Framework which seeks to protect the countryside.*
- 3) The development proposed generates a need for public infrastructure in the form of financial contributions towards policing, play facilities, libraries, pools, halls and pitches, healthcare, education, fire and rescue service and off-site highway contributions [sic]. No Section 106 undertaking has been completed in order to secure these requirements and the development therefore conflicts with policy GEN8 of the Arun District Local Plan and policy INF SP1 of the Proposed Submission Local Plan 2011-2031.*
- 4) The applicant indicates that a number of the proposed dwellings would be affordable housing but no mechanism is agreed to secure the provision of affordable housing for the long term. The proposed development therefore conflicts with policy DEV17 of the Arun District Local Plan.*

- 2.10 There have been a number of developments and applications granted planning permission within the vicinity of the application site. Permission was granted for 44 dwellings accessed from Devonshire Lane, c.170m from the south west site boundary on the northern side of Yapton Road, which has subsequently been constructed (BN/7/12).
- 2.11 A further 38 dwellings were granted planning permission on the south side of Yapton Road (BN/32/15/OUT & BN/6/18/RES), c. 170m south west of the application site.
- 2.12 In the case of both the 44 and 38 dwellings schemes, the decision makers confirmed (at appeal and local level), that those sites were located in a sustainable location. This is considered in more detail later in this Statement.

3.0 Application Proposals

- 3.1 The application proposes the development of a 70 bedroom care home, 14 assisted living bungalows, and associated car parking, landscaping and access.
- 3.2 The application is in outline with all matters reserved except means of access. Drawing no. J32-4375-001, which accompanies the application, sets out the details of the proposed access onto Yapton Road, which includes the requisite visibility splays and a widening of the footpath in front of the application site to 2m. These works would be carried out either within the application site, or the boundaries of the public highway.
- 3.3 The application is also accompanied by an illustrative Masterplan which demonstrates that the proposed scheme is of an appropriate size and scale for the application site.
- 3.4 The illustrative Masterplan proposes a 2 storey building for the care home, which would be a traditional design containing hipped roofs and no accommodation in the roofspace. The design proposes a central atrium, with 4 'wings' taken from the central core.
- 3.5 The 14 assisted living units comprise bungalows with mono pitched roofs. The layout proposes the bungalows in clusters of 2 or 4 dwellings and has allowed for both bike and buggy stores to serve the bungalows.
- 3.6 The illustrative layout shows how the development could deliver a range of sustainability measures, namely:
 - Solar panels on roofs;
 - Sedum roofs;
 - Electric vehicle charging points;
 - 'Rain garden' attenuation features;
- 3.7 The illustrative Masterplan also demonstrates that the application site can provide car parking in accordance with the Council's standards. The application shows a total of 44 car parking spaces; 26 of which would serve the Care Home and 18 of which would serve the assisted living bungalows. A total of 13 electric vehicle charging points have been shown, albeit there is sufficient space to deliver additional charging points if required.
- 3.8 Cycle parking has also been shown on the layout, 8 bike stands, and a number of bike stores located around the site for both the Care Home and bungalows. Buggy stores (as referenced above) are proposed by the bungalows to allow for the safe storage of resident electric buggies.
- 3.9 The illustrative layout includes proposed landscaping through the site and around the site boundaries. Particular regard has been given to the Yapton Road boundary, with the illustrative street scene (included on the illustrative Masterplan drawing) showing how the proposed planting could mature and provide a softening and screening of the proposed buildings.

4.0 Relevant Planning Policy

Introduction

- 4.1 This section briefly sets out the planning policy context against which the proposed scheme should be assessed. It provides a summary of relevant planning policy and guidance at both a local and national level.

National Planning Policy

National Planning Policy Framework (NPPF)

- 4.2 The National Planning Policy Framework, February 2019, sets out the Government's planning policies for England. The February 2019 document replaces previous versions from July 2018 and March 2012.
- 4.3 At the heart of the NPPF is the presumption in favour of sustainable development (paragraph 11). For decision-taking, this means approving development where it accords with an up-to-date development plan, or where there are no relevant development plan policies or where the policies which are most important for determining the application are out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the NPPF indicate development should be restricted.
- 4.4 Paragraph 14 sets out 4 criteria that all must apply in situations where the presumption in favour (paragraph 11d) applies, when the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits
- 4.5 Paragraph 38 of the NPPF states that *"Decision-makers at every level should seek to approve applications for sustainable development where possible"*.
- 4.6 Para 59 meanwhile states that it is important for a sufficient amount and variety of land can come forward where it is needed in order to significantly boost the supply of homes – a key Government objective.
- 4.7 Paragraph 61 states that *"the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including....older people)"*.
- 4.8 The NPPF requires Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (paragraph 73).
- 4.9 Paragraph 68 recognises the important contribution that small and medium sized housing sites can make to meeting the housing requirement of an area.

The Development Plan

- 4.10 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 4.11 The relevant sections of the Development Plan comprise:

- Arun Local Plan 2011-2031 (adopted July 2018);
- Barnham and Eastergate Neighbourhood Development Plan 2014-2029 (May 2014).

Arun Local Plan 2011-2031 (2018)

- 4.12 The main policies of relevance, are the following:

- SD SP1 Sustainable Development: states that the Council will take a positive approach which reflects the presumption in favour of sustainable development as set out in the NPPF;
- C SP1 Countryside: states that land outside of the built up area boundaries will be defined as countryside. Development will be permitted in the countryside of the stated uses and in accordance with other policies in the Plan which refer to a specific use or type of development.
- LAN DM1 Protection of Landscape Character: Development throughout the plan area should 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;
- EMP SP1 Strategic Economic Growth: states that the Council will promote the sustainable growth of the District's economy and that this will comprise, inter alia, "Supporting sustainable employment opportunities in inland settlements and rural areas";
- SO DM1 Soils: states that the use of Grades 1, 2 and 3a Agricultural Land will not be permitted unless the need for development outweighs the need to protect such land in the long term;
- H DM1 Housing Mix: requires a proportion of housing provided over the Plan Period to meet the needs of older people.
- H DM2 Independent Living and Care Homes: concerns independent living and care homes and requires new facilities to be located within the built up area boundary; to be easily accessible by foot or public transport; have an adaptable design which is also appropriate to the local context; provide amenity space; and should be located where it will support and encourage the continuation of a healthy and active lifestyle.
- D SP1 Design: requires all development proposals to make an efficient use of land, and, inter alia, to reflect the characteristics of the site and local area in their layout and design;
- D DM1 Aspects of form and design quality: sets out the aspects of form and design quality which the Council will have regard to;

- ECC SP1: Adapting to climate change: states that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change.
- ECC SP2 Energy and climate change mitigation: requires new development to be energy efficient and to demonstrate the energy efficiency of the proposals, including having 10% of total predicted energy requirements from renewable or low carbon on site energy generation;
- T SP1 Transport and Development: states that the Council will, inter alia, ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport.
- T DM1 Sustainable Travel and Public Rights of Way: New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport;
- HER DM1 Listed Buildings: states that development proposals affecting listed buildings will be required to, inter alia, protect, and where possible enhance the setting of listed buildings;
- ENV SP1 Natural Environment: states that the Council will, inter alia, promote the enhancement of biodiversity;
- ENV DM5 Development and Biodiversity: states that schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on site;
- W SP1 Water: The Council will encourage water efficiency measures, with development encouraged to make active use of surface water as a design feature;
- W DM2 Flood Risk: requires all development to take account of relevant Surface Water Management Plans;
- W DM3 Sustainable Urban Drainage Systems: requires all development to incorporate a range of Sustainable Urban Drainage Systems (SUDS) appropriate to the size of the development;
- QE SP1 Quality of the Environment: requires all development to contribute positively to the quality of the environment;

Barnham & Eastergate Neighbourhood Development Plan 2014-2029 (May 2014)

- 4.13 The Neighbourhood Development Plan (NDP) was made in 2014 and therefore predates the Local Plan. However, it remains part of the Development Plan and therefore is a material consideration in the determination of any planning application.
- 4.14 Policy CLW1 concerns independent living and care homes. The Policy states that new proposals will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on amenity of surrounding residential properties is acceptable.

5.0 Development Management Assessment

Introduction

- 5.1 This section of the Statement addresses whether the planning application proposals accord with relevant Development Plan Policies. In particular regard is had to matters of need; housing land supply; sustainability; landscaping; and transport. Matters raised at the public consultation stages are also addressed below.

Principle of Development and Sustainability

- 5.2 The Development Plan presently comprises the Arun Local Plan 2011-2031 and the Barnham & Eastergate Neighbourhood Plan, albeit the latter pre-dates the Local Plan and has been in place for more than 2 years before this application.
- 5.3 Policy SD SP1 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The reasons for refusal on the previous scheme (as set out in Section 2 above), did not dispute the sustainability credentials.
- 5.4 Indeed, the aforementioned application BN/32/15/OUT confirmed that site (on the opposite side of the Yapton Road and a comparable distance from services and facilities) as being in a sustainable location (with reference to an earlier appeal decision on that site).
- 5.5 Similarly, the Inspectors Report for the appeal on the land north of Yapton Road (Devonshire Lane) (ADC ref BN/7/12, PINS ref APP/C3810/A/12/2180855) confirmed at paragraph 22 that both the Council and Inspector considered that site as a sustainable location.
- 5.6 In this case the application site is only a short distance further east than those sites and is considered to demonstrate similar sustainability credentials. The site benefits from the same accessibility to services and facilities, and also has a bus stop and local farm shop on the opposite side of Yapton Road.
- 5.7 The application would also improve the public footpath along Yapton Road in front of the application site, before connecting in to the existing footpath along Yapton Road. Given the site location, local transport connections and access to facilities, it would be accessible by visitors and staff through sustainable means of transport. It is therefore considered that the application site is located in a sustainable location.
- 5.8 Whilst the application site sits outside of the settlement boundary, and therefore in countryside, Policy C SP1 does allow for some forms of development to take place where it is in accordance with other policies in the Plan which refer to a specific use or type of development.
- 5.9 Although the site is outside of the settlement boundary, it is bordered by residential development on three sides; whilst the railway line with development beyond is not far from the northern boundary. Therefore, the aims of C SP1 would not be harmed by the proposals.

- 5.10 The Neighbourhood Plan, meanwhile, states at Policy CLW1, that new independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.
- 5.11 The Council's Annual Monitoring Report (AMR) confirms that the Council can no longer demonstrate a 5 year Housing Land Supply (5YHLS). Whilst there is a Neighbourhood Plan in place, the Plan has been in place since May 2014 and was also prepared in the context of older housing needs. Therefore, it falls foul of criteria 14 a) and b) of the NPPF and means that the presumption in favour of sustainable development (paragraph 11 of the NPPF) applies.
- 5.12 In any event, for the reasons set out below, the application is considered to be in conformity with the Neighbourhood Plan.
- 5.13 As set out in NPPF para 11(d), planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Need

- 5.14 The GL Hearn Report, "Updated Housing Needs Evidence" (Sept 2016) formed part of the evidence base for the adopted Local Plan. The document considered the need for specialist housing in Arun, and again predicted an increase in the ageing population in Arun.
- 5.15 In considering older persons needs for the Local Plan, paragraph 5.14 of the report stated that decisions about mix should be taken at the local level taking account of specific needs and current supply, and that there may be opportunities for different types of provision to be developed.
- 5.16 Paragraph 5.16 meanwhile, states that experience typically identifies a demand for single floor living such as bungalows, and that providing an element of single floor living should be given "**strong consideration**" on appropriate sites.
- 5.17 Care Home provision is also considered in the report, with paragraph 5.22 stating that a need for 50 nursing/care home bedspaces per annum (C2 use class) is required, and that this is separate from the OAN figure for C3 residential dwellings.
- 5.18 Paragraph 5.24 states that the delivery of C2 bedspaces could be reasonably counted towards the C3 housing provision target on the basis of the estimated supply of residential accommodation which it releases for other households.
- 5.19 Accordingly, enclosed at Appendix 1 of this Statement are two reports prepared by JLL which identify Demand and Demographics for both Care Homes and Retirement living.

- 5.20 The reports are based upon a 20 minute drive time from the application site, and show that the area has an ageing population, with those aged over 75 estimated to increase by 14.39% to 20,703 from 14,922 by 2028.
- 5.21 The reports also show that the average age of homes in the area is nearly 30 years old (average build date 1991), and that there is a shortfall of existing accommodation.
- 5.22 The figure demonstrates that the majority of facilities are located in Bognor and Littlehampton, and very few within a 5 mile distance.
- 5.23 Having regard to the GL Hearn report, and the JLL report, it is clear that there is an identified demand for older person accommodation, and in particular assisted living bungalows and a care home in this location.
- 5.24 As a result, the proposals would meet an identified need, along with having the benefit of potentially boosting the Council's 5YHLS by freeing up C3 residential accommodation.

Design

- 5.25 The application is in outline with all matters reserved for subsequent determination except access. The submission is accompanied by an illustrative layout which shows how the site could be developed.
- 5.26 As set out in the accompanying Statement of Community Involvement (SCI), the application has been the subject of public consultation at both a Public Exhibition event, a presentation to the public meeting of the Parish Council, with a further consultation display at the same meeting.
- 5.27 The design of the scheme proposals has changed and evolved in response to feedback from local residents and the Parish Council at these events. A copy of the layout originally consulted upon with the community is enclosed at Appendix 2.
- 5.28 The key changes to the scheme comprise:
- Reduction in scale of assisted living proposals, from 2 x 16 unit two storey apartment blocks, to 14 bungalows;
 - Associated redesign of assisted living part of site for car parking and layout;
 - Increased landscaping on Yapton Road frontage;
 - Additional sustainability measures including solar panels and sedum roofs;
 - Additional car charging points;
 - Proposed boundary treatment on western site boundary;
 - Buggy shelter parking for assisted living bungalows;
 - Improved connectivity through site to public footpath;
 - Widened site access road;
 - Confirmation of proposed low-level lighting;

- 5.29 Whilst illustrative, the Masterplan shows a two storey development for the care home on the western part of the site. The building is traditionally designed to reflect the village location. Materials have not been shown, but a detailed scheme could incorporate materials and design cues in keeping with local buildings from the village.
- 5.30 The bungalows are a more modern design with monopitch roofs, which allows for the greater use of solar panels and sedum roofing materials.
- 5.31 The design incorporates a central landscaped amenity area, with large amenity areas around the site. The development provides a balance between making efficient use of the land and providing a pleasant setting and amenity space for future residents, visitors and staff of the development, as well as being sensitive to the amenity of neighbouring residents.
- 5.32 The proposals have been designed in such a way as to not appear to be introducing an urbanising effect, and instead the density would be more in keeping with the pattern and form of development in the locality.
- 5.33 The design also reflects guidance in the National Design Guide (October 2019) ('the NDG'). The proposals would create a distinct identity in this location that would give users a sense of pride, helping to create and sustain the local community. This accords with paragraphs 49 and 50 of the NDG.

Access and Parking

- 5.34 The application is accompanied by a Transport Statement (TS) which considers the proposals against national and local policy and guidance. The TS considers the existing conditions of the site in relation to the local highway network, along with potential development impacts of the proposals and the site's sustainable travel connections.
- 5.35 The TS also considers the proposed site access, including a swept path analysis of refuse vehicles which is included on the proposed access drawing.
- 5.36 The TS finds that the application site is well located to access local services and facilities, being accessible by a variety of means of sustainable transport methods.
- 5.37 The TS considers any potential impacts of the proposals upon the local highway network, with a predicted 1.8% (15 two way car journeys) increase in recorded flows on Yapton Road.
- 5.38 A framework Travel Plan is proposed as part of the TS, which sets out measures and objectives for the development. Whilst these are principally aimed at staff members for the Care Home, they could equally apply to residents and visitors where appropriate. The Travel Plan could be secured by way of S106 as part of any planning permission granted.
- 5.39 An assessment of car parking provision is provided in the TS. Whilst the application is in outline form, the TS confirms that the scheme proposals would meet the requirements of West Sussex County Council (WSCC). At

the public exhibition, local residents queried the level of car parking provision and requested additional car parking. The illustrative layout exceeds the policy requirement and has sufficient land to allow for further car parking in the event that the Council required it.

- 5.40 The proposed access would meet the necessary highway safety requirements, with the requisite visibility splays and geometry provided. The TS finds that the proposals would not result in an unacceptable or harmful impact upon the local highway network and that the application would accord with the relevant Development Plan Policies.

Landscape and Visual Impact

- 5.41 The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) which considers the potential landscape and visual effects of the proposed development. It defines the existing landscape conditions, assesses the character and quality of the landscape and analyses the visual and landscape effects of the proposals.
- 5.42 The LVIA identifies 4 key principles for the development to include, namely:
- Retention and positive management, where possible, of all trees and hedgerows along the Sites boundaries;
 - Additional screen planting along all the boundaries (to mitigate views from the adjoining areas) in the form of tree planting with indigenous understorey;
 - New tree planting within the development to soften the proposals;
 - The hard landscape areas to comprise materials sympathetic to the local landscape.
- 5.43 The illustrative Masterplan shows how these principles have been incorporated into the scheme, with all boundaries retained other than where the new access is proposed; additional screen planting and new tree planting within the development; and sympathetic materials shown for the 'hard' landscaped areas.
- 5.44 The LVIA finds that there are no medium or long distance views of the site which are significantly adversely affected. The main visual effects are therefore likely to be at close distances, but that these impacts would reduce over time to a not significant effect once mitigation (landscaping) has been carried out and has matured.
- 5.45 In respect of the wider landscape, the LVIA finds that the landscape can absorb the proposed development, and that it can be integrated into the setting of the local landscape character.
- 5.46 As set out above, the illustrative Masterplan shows a 2 storey Care Home and bungalows, with low level lighting identified within the site. The proposals are set within considerable amenity and green space areas, which aids with their integration into the landscaping and local setting.

- 5.47 It is therefore considered that the proposals would not give rise to undue harm to the local and wider landscape and would accord with the Development Plan in this regard.

Historic Environment

- 5.48 The application site is not subject to any heritage designations and the previous application did not raise any concerns in respect of the historic environment.
- 5.49 The Grade II listed Ivy Cottage is located on the south side of Yapton Road, opposite the application site. The building is an early 19th Century two storey cottage which fronts directly onto Yapton Road. The Historic England list entry for the building has been consulted, which makes no specific reference to items relating to the building's setting as part of its interest.
- 5.50 The illustrative Masterplan sets the proposed Care Home back in the plot away from this property, as well as proposing considerable landscaping in this area. Whilst the proposals would be visible from Ivy Cottage, the orientation of the buildings, the set back and the presence and direction of Yapton Road mean that it is unlikely that the proposals would result in harm to the listed building.
- 5.51 To the southeast of the site is the Grade II listed Barnham Windmill. This is a historic windmill from 1790, that has been maintained and restored. The proposals are partly screened from the windmill by existing structures and vegetation, and due to the angle of the site in relation to the windmill.
- 5.52 It is therefore considered that the proposals would not result in undue harm to the setting, character or appearance of the nearby heritage assets by virtue of the design, location and opportunities for additional landscaping.

Residential Amenity

- 5.53 The application site is adjoined by residential properties to the east and west, with further dwellings on the opposite side of Yapton Road to the south.
- 5.54 The illustrative Masterplan shows a development with a maximum of 2 storeys on the western part of the site (the Care Home) and bungalows on the eastern part of the site. Whilst detailed designs would be subject to a subsequent reserved matters application, the illustrative design shows a scheme which would not result in a loss of amenity or privacy to neighbouring residents.
- 5.55 The proposals would therefore not result in an unacceptable loss of amenity or privacy to existing residential properties and accord with relevant Development Plan policies.

Renewable Energy

- 5.56 The application identifies a range of renewable energy and sustainability measures which the final design could incorporate. As set out above, a number of these have been included following community feedback at the public consultation stage.
- 5.57 The illustrative Masterplan shows that the development could include solar panels on most roof slopes, which would help to meet the demands of the development.
- 5.58 Electric vehicle charging points are proposed, along with buggy shelters which would also incorporate charging points. Similarly, bike shelters could be adapted to include e-bike charging points.
- 5.59 Sedum roofs are proposed along with rainwater gardens, both of which would enhance biodiversity (as set out below), create a diverse environment, and in the case of the rainwater gardens, contribute to the drainage strategy for the site.
- 5.60 The proposals are therefore likely to exceed the requirements of the Development Plan and have the potential to deliver an exemplar 'green' development in this location.

Flood Risk and Drainage

- 5.61 The site is wholly located within Flood Zone 1 and an area identified as no risk of Surface Water Flooding on the EA flood map. The site is underlain by London Clay bedrock and therefore it is not proposed to use infiltration techniques for drainage.
- 5.62 The site currently discharges 100% unattenuated by a combination of natural on site interception from vegetation and soil infiltration and via existing informal drainage ditches. The proposals therefore provide an opportunity to offer betterment through controlled discharge.
- 5.63 The accompanying FRA and DS recommends that SUDS techniques are restricted to the use of surface storage, permeable paving and additional storage with restricted discharge to attenuation basin and drainage ditch/public sewer. The illustrative layout shows areas where these techniques could be incorporated into the scheme.
- 5.64 The FRA finds that based on the likely flooding risk, it is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere. Instead, the proposals provide the opportunity to reduce flood risk overall and therefore are in accordance with the relevant Policies in the Development Plan and NPPF/PPG.

Biodiversity

- 5.65 An Ecological Impact Assessment accompanies the application which updates the original reports carried out in 2015. The Assessment includes the results of a walkover survey carried out in 2019, along with an update to consider any potential ecological impacts of the current proposals.

- 5.66 The Assessment finds that the land is generally low in ecological value. The development therefore provides an opportunity to deliver a net gain in biodiversity with an improvement in ecological value.
- 5.67 The Assessment finds that even with the removal of a section of hedgerow to form the access, the proposed new planting, SUDS scheme implementation, sedum roof and appropriate landscape management, the proposals can deliver habitat enhancement.
- 5.68 The proposals would not have a harmful impact upon biodiversity or protected species, and instead provide an opportunity to deliver betterment; a condition can be included on any permission granted to secure a biodiversity net gain through an ecological management plan which could accompany a future reserved matters application.
- 5.69 The proposals would therefore accord with the Development Plan in respect of biodiversity.

Planning Balance

- 5.70 The proposed development is in a sustainable location and would deliver economic, social and environmental benefits, through the delivery of a well-designed Care Home and Assisted Living development. It would meet identified needs for older persons, as well as freeing up local housing stock to help boost the Council's 5YHLS.
- 5.71 The development would provide new jobs at a range of skills and levels, therefore providing an economic boost for the local and wider community. Meanwhile, the development can deliver improvements in ecological value to the site, and the illustrative Masterplan shows a development with strong sustainability credentials.
- 5.72 The application submission has shown that the application would comply with the relevant Development Plan policies. In particular, it meets the requirements of Policy CLW1 of the Neighbourhood Plan, by meeting the demands of the ageing population. The development would be of an appropriate design and scale in keeping with the local area.
- 5.73 Significant weight should be given to the social aspects of the development; namely the community benefits that would arise as a result of the scheme proposals. This is particularly evidenced by the feedback received during the public consultation events for the proposals. The wider community did not raise objections or provide negative feedback, with the only negative feedback received focused on those residents who live opposite the application site.
- 5.74 The proposals have a number of environmental benefits. These include the creation of new landscaping and open space areas, a more diverse range of planting and species rich environment, and a potential exemplar development in respect of sustainability measures.
- 5.75 Economic benefits would result from new jobs in the construction and operation phase, through to the associated positive impacts on local shops and services which are likely to result from an intensification of use of the



site. This is particularly important in village locations, where many shops and services struggle to meet the needs of a changing population and changing social structure.

- 5.76 Having regard to all considerations, it is considered that on balance the proposed development would deliver sustainable development. Having regard to the NPPF requirement that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole, it is considered that no adverse impacts are identified and as a result planning permission should be granted for the proposals without delay.

6.0 Conclusions

- 6.1 The application proposes the development of a 70 bed Care Home and 14 assisted living bungalows. The application meets identified local needs where there is an ageing population and would accord with the requirements of the Development Plan – in particular Policy CLW1 of the Neighbourhood Plan.
- 6.2 The illustrative Masterplan demonstrates that the proposals could provide a high quality design which includes both traditional and modern elements. The inclusion of solar panels, sedum roofs, electric vehicle charging, and large areas of new landscaping demonstrate the sustainability credentials of the proposals as well as helping to integrate the development into the village.
- 6.3 The application site is in a sustainable location and proposes to meet identified housing needs, create new jobs and deliver environmental benefits through a careful design which both makes efficient use of the land, and brings forward a scheme that would not result in an urbanising impact.
- 6.4 The proposed development has significant merit in planning terms. It will form sustainable development in a sustainable location and a number of social, environmental and economic benefits would arise as a result of the development proposals.
- 6.5 There are no material considerations which indicate that planning permission should not be granted; indeed, a number of benefits will arise from the grant of planning permission.
- 6.6 Having regard to the NPPF requirement that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole, it is considered that no adverse impacts are identified and as a result planning permission should be granted for the proposals without delay.



Appendix 1

JLL Reports Identifying Demand and Need

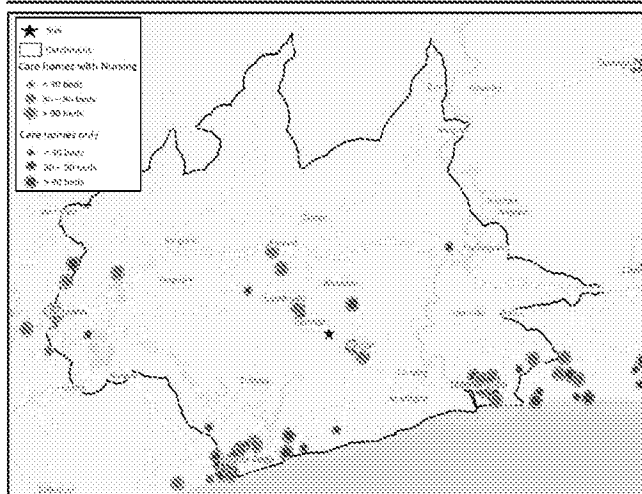


Demand and Demographic Report

Land at Yapton Road, Barnham PO22 0BG

Report Date: 16 September 2019

Supply - 20 Minute Drive Time



Source: CACI, ZenForm, caredata.co.uk, JLL

Quality Beds	Homes	Beds	% Beds	GB %	Index:GB
Built after 2000	5	289	18.8%	22.2%	85
25+ beds, 90%+ en-suite	10	478	31.1%	19.5%	158
Total Quality Beds	15	767	50.0%	41.6%	123
All Beds	43	1,535	100.0%		

Source: caredata.co.uk, LivingEconomics, JLL

Ownership Type	Homes	Beds	% Beds	GB %	Index:GB
Private	41	1,487	96.9%	83.1%	117
Voluntary/Charity	2	48	3.1%	13.3%	24
Local Authority/NHS	--	--	0.0%	3.7%	--
Total	43	1,535	100.0%		

Source: caredata.co.uk

Operator Type	Homes	Beds	% Beds	GB %	Index:GB
Groups	18	795	51.8%	74.2%	70
'Mom & Pop'	25	740	48.2%	25.8%	137
Total	43	1,535	100.0%		

Source: caredata.co.uk

Accommodation Quality	Resi.	Nursing	Total
Number of Homes	26	17	43
% Purpose Built Homes	34.6%	41.2%	37.2%
Total Number of Beds	759	776	1,535
Average Size (beds)	29	46	36
% Single Rooms	94.4%	96.5%	95.5%
% En-suite Rooms	72.2%	78.1%	75.2%

Source: caredata.co.uk

Distance	Homes	Reg. Beds	% Singles	% En-suite	Ave Size	Ave. Age
0-1 miles	4	171	93.8%	80.7%	43	1997
1-2 miles	2	75	95.8%	95.8%	38	2009
2-3 miles	6	210	98.1%	90.8%	35	1990
3-4 miles	14	467	96.5%	59.2%	33	1989
4-5 miles	12	391	93.5%	74.4%	33	1990
5+ miles	5	221	95.8%	84.4%	44	1987
Total	43	1,535	95.5%	75.2%	36	1991

Source: caredata.co.uk

Demand - 20 Minute Drive Time

Proportions	Over 75s	% Total	GB %	Index:GB
2018	14,922	11.1%	8.3%	133
2023	18,555	13.3%	9.6%	139
2028	20,703	14.4%	10.6%	137

Growth Rate	Over 75s	% on 2018	GB %	Index:GB
2018	14,922			
2023	18,555	24.3%	18.5%	132
2028	20,703	38.7%	33.1%	117

Bed Demand	Demand	Supply	Difference	Result
2018	1,275	1,535	(260)	Oversupply
2023	1,515	1,887	(372)	Oversupply
2028	1,708	1,887	(179)	Oversupply

Source: CACI, caredata.co.uk, LivingEconomics

Affluence

ACORN Groups	Site	Site %	GB %
Group 1 - Higher Affluence	7,883	52.0%	51.9%
Group 3 - Medium Affluence	4,846	32.0%	16.4%
Group 4 - Lower Affluence	2,417	16.0%	31.7%
Medium-High Affluence	12,729	84.0%	68.3%

Source: CACI

Housing Wealth - Head of Household Aged Over 75

Housing Data for 2018	Site	GB	Index:GB
Total Households	10,211		
Total Housing Wealth £m	3,321.3		
Average House Value £	325,257	283,858	115
Homes Owned Outright	64.5%	62.0%	104
Homes Owned w/ Mortgage	10.3%	11.0%	94
Total Homes Owned	74.9%	73.0%	103
Homes with £50,000+ income	17.1%	16.0%	107

Source: CACI

Development Pipeline

Care Homes	Schemes	Beds
New Build	8	282
Extension	5	43
Conversion	2	27
Refurbishment	--	--
Total Care Homes	15	352
Other Elderly Housing (Extra Care, Assisted Living)		24

Source: Barlow ASJ

Analysis and Commentary

Qualitative Indicator	Rating
Affluence (ACORN)	
Housing Wealth/Income	
Older Population Growth	
Quality of Competition	
Care Bed Supply - Existing	
Care Bed Supply - Pipeline	
Competition from Extra Care / Assisted Living	

Source: JLL

We have obtained population statistics within a drivetime from the site's postcode. This states that the surrounding area has a population of 134,331 (2018 estimate). The local area has an ageing population and, between 2018 and 2028, those aged over 75 are estimated to increase by 14.39% to 20,703 from 14,922. The data obtained also provides a breakdown of the ACORN types (A Classification Of Residential Neighbourhoods), which highlights that the proportion of elderly people most associated with wealth and affluence within the catchment area is higher than the national average. Although there is an over supply of beds, the vast majority are located further south in Bognor and Littlehampton.

Ref.	Full Name	Address 1	Postal Town	Postcode	Purpose Built	Type	Reg. Beds	Single Rooms	Shared Rooms	Total Rooms	Ensuite Rooms	% Ensuite	Primary client type	Ownership Type	Group Name	First Reg. Year	Distance (miles)
16728	Yew Tree Nursing Home	North End Road	Arundel	BN18 0DU	N	Nursing Home	40	28	6	34	16	47.0%	Older People (65+)	Private	Yewtree Care Ltd	1987	0.68
8779	Abbey Dean	102 Barnham Road	Bognor Regis	PO22 0EW	N	Care Home Only	18	18	--	18	18	100.0%	Older People (65+)	Private	Wolfe House Ltd	1992	0.83
65432230369	Walberton Place Care Home	Yapton Lane	Arundel	BN18 0AS	Y	Care Home Only	80	80	--	80	80	100.0%	Older People (65+)	Private	Country Court Care	2018	0.91
16701	Barnham Manor	150 Barnham Road	Bognor Regis	PO22 0EH	Y	Nursing Home	33	25	4	29	16	55.0%	Older People (65+)	Private		1991	0.98
30223	Warmere Court	Downview Way	Arundel	BN18 0HN	Y	Nursing Home	40	40	--	40	40	100.0%	Older People (65+)	Private	Shaw Healthcare	2009	1.02
54216	Claremont Lodge Care Home with Nursing	Fontwell Avenue	Chichester	PO20 3RY	Y	Nursing Home	35	29	3	32	29	91.0%	Older People (65+)	Private	Royal Bay Care Homes Ltd	2008	1.92
7484	Byway House	1 The Byway	Bognor Regis	PO22 6DR	Y	Care Home Only	16	16	--	16	16	100.0%	Older People (65+)	Private		1988	2.24
7514	Nyton House Residential Care Home	Nyton House, Nyton Road	Chichester	PO20 3UL	N	Care Home Only	25	19	3	22	16	73.0%	Older People (65+)	Private		1985	2.27
26552	Barchester Westergate House Care Home	Denmans Lane	Arundel	BN18 0SU	N	Nursing Home	76	76	--	76	76	100.0%	Older People (65+)	Private	Barchester Healthcare Ltd	2000	2.39
16712	Hollymead House	3 Downview Road	Bognor Regis	PO22 8HG	Y	Care Home Only	35	33	1	34	29	85.0%	Older People (65+)	Private	Owned by an Individual	1989	2.58
7531	Summerley	1 Southview Road	Bognor Regis	PO22 7JA	N	Care Home Only	21	21	--	21	13	62.0%	Dementia	Private		1987	2.73
17900	Oakland Court	26 Admiralty Road	Bognor Regis	PO22 7DW	Y	Care Home Only	37	37	--	37	37	100.0%	Older People (65+)	Private		1992	2.96
16698	Aronel Cottage Care Home	5 Highfield Road	Bognor Regis	PO22 8BQ	Y	Nursing Home	38	34	2	36	19	53.0%	Older People (65+)	Private		1987	3.15
7553	Woodbine Manor	25 Upper Bognor Road	Bognor Regis	PO21 1JA	Y	Care Home Only	29	27	1	28	28	100.0%	Older People (65+)	Private	Carewise Homes Ltd	1990	3.19
16693	Aldersmead	17/21 Upper Bognor Road	Bognor Regis	PO21 1JA	N	Nursing Home	38	38	--	38	38	100.0%	Older People (65+)	Private	Balcombe Care Homes Ltd	1987	3.19
7526	Saxby Lodge	124 Victoria Drive	Bognor Regis	PO21 2EJ		Care Home Only	19	19	--	19	4	21.0%	Older People (65+)	Private	Owned by an Individual	1987	3.32
16726	Burlington Nursing & Residential Home	109/111 Victoria Drive	Bognor Regis	PO21 2DZ	N	Nursing Home	40	40	--	40	30	75.0%	Older People (65+)	Private		1987	3.49
7569	Tudor House	79 Victoria Drive	Bognor Regis	PO21 2TB	N	Care Home Only	24	16	4	20	6	30.0%	Dementia	Private		1987	3.62
53321	Elizabeth House	83 Victoria Drive	Bognor Regis	PO21 2TB		Care Home Only	60	60	--	60	60	100.0%	Older People (65+)	Private	Shaw Healthcare	2007	3.62
8083	St Wilfrid's-Arundel Priory	2 London Road	Arundel	BN18 9BZ	N	Care Home Only	24	24	--	24	9	38.0%	Older People (65+)	Voluntary/Charity	The Orders of St John Care Trust	1986	3.66
7487	Chalcrafft Hall	76 Chalcrafft Lane	Bognor Regis	PO21 5TS	N	Care Home Only	20	20	--	20	18	90.0%	Dementia	Private		1986	3.74
16719	Normanton Lodge	14 Normanton Avenue	Bognor Regis	PO21 2TX	Y	Care Home Only	26	24	1	25	9	36.0%	Older People (65+)	Private		1987	3.83
8494	Brockenhurst	46 Arundel Road	Littlehampton	BN17 7DD	N	Care Home Only	38	28	5	33	--	0.0%	Dementia	Private	Owned by an Individual	1986	3.83
7566	Abbots Lawn	Sylvan Way	Bognor Regis	PO21 2RS		Nursing Home	37	31	3	34	--	0.0%	Dementia	Private	Owned by an Individual	1995	3.94
16247	St Joseph's Nursing Home	East Street	Littlehampton	BN17 6AU	Y	Nursing Home	24	24	--	24	4	17.0%	Older People (65+)	Voluntary/Charity	Franciscan Missionary Sisters	1986	3.99
16228	Mewsbrook House	59 East Street	Littlehampton	BN17 6AU	N	Nursing Home	50	50	--	50	42	84.0%	Dementia	Private		1987	3.99
7516	Oban House	9/11 Victoria Drive	Bognor Regis	PO21 2RH	N	Care Home Only	30	24	3	27	26	96.0%	Older People (65+)	Private	Owned by an Individual	1995	4.03
28559	Royal Bay Residential Home	86 Aldwick Road	Bognor Regis	PO21 2PE	Y	Care Home Only	42	28	7	35	35	100.0%	Older People (65+)	Private	Royal Bay Care Homes Ltd	1994	4.09
7470	Arun Lodge	6/8 Stocker Road	Bognor Regis	PO21 2QF	N	Care Home Only	19	19	--	19	17	89.0%	Older People (65+)	Private	Owned by an Individual	1987	4.12
16223	Nightingale Nursing Home	43 Beach Road	Littlehampton	BN17 5JG	N	Nursing Home	35	31	2	33	3	9.0%	Older People (65+)	Private	Cadogan Care Ltd	1987	4.12
8034	Lobswood House	15/16 Fitzalan Road	Littlehampton	BN17 5JR		Care Home Only	26	22	2	24	10	42.0%	Dementia	Private	Apex Healthcare	1986	4.19
40065	Fulford Care and Nursing Home	East Street	Littlehampton	BN17 6AJ	Y	Nursing Home	74	70	2	72	67	93.0%	Older People (65+)	Private	Agincare Homes Holdings Ltd	2001	4.27
8491	A Woodlands House	4 St Winefrides Road	Littlehampton	BN17 5NL	N	Care Home Only	14	10	2	12	7	58.0%	Dementia	Private	Owned by an Individual	1987	4.34
23901	Oakland Grange	St Floras Road	Littlehampton	BN17 6BB	N	Care Home Only	42	42	--	42	42	100.0%	Older People (65+)	Private		1990	4.35
8087	St Winefrides Residential Home	32 St Winefrides Road	Littlehampton	BN17 5HA	Y	Care Home Only	24	18	3	21	6	29.0%	Dementia	Private	Owned by an Individual	1989	4.38
8014	Gratwick House	55 Norfolk Road	Littlehampton	BN17 5HE	N	Care Home Only	22	16	3	19	6	32.0%	Older People (65+)	Private	Owned by an Individual	1988	4.45
16689	Regency Court Care Home	18/20 South Terrace	Littlehampton	BN17 5NZ	N	Nursing Home	50	50	--	50	50	100.0%	Older People (65+)	Private	HC-One	1987	4.52
7997	Ashdown Lodge	2 Wendy Ridge	Littlehampton	BN16 3PJ		Care Home Only	13	13	--	13	4	31.0%	Older People (65+)	Private		1985	4.91
16188	Fairlight Nursing Home	121 Worthing Road	Littlehampton	BN16 3LX	N	Nursing Home	62	62	--	62	62	100.0%	Older People (65+)	Private		1987	5.22
16762	Westhampnett Nursing Home	Westhampnett House	Chichester	PO18 0NT	N	Nursing Home	32	24	4	28	22	79.0%	Older People (65+)	Private	Bethesda Healthcare Ltd	1987	5.55
7780	Dovecote View	Claypit Lane	Chichester	PO18 0NT	Y	Care Home Only	32	32	--	32	22	69.0%	Older People (65+)	Private		1985	5.55
7840	Whyke Lodge	115 Whyke Road	Chichester	PO19 8JG	N	Care Home Only	23	13	5	18	1	6.0%	Dementia	Private	Owned by an Individual	1987	6.13
65432214659	Wellington Grange	Broyle Road	Chichester	PO19 6ED	Y	Nursing Home	72	72	--	72	72	100.0%	Older People (65+)	Private	Colten Care Ltd	0	6.78

Ref.	Title	Address	Town	Postcode	Development Type	Status	Scheme	Start Date	Completion Date	Duration (months)	Planning Ref	Care Home Beds	Extra/Close Care Units	Assisted/Supported Living Units	Sheltered Housing	Retirement Housing	General Residential	Distance (miles)
12076362	Walberton Place - New Care Home	Walberton Place Nursing Home	Arundel	BN18 0AS	New Build	Reserved matters refused (TP ref WA/43/16/DOC).	New care home comprising of 80 en suite rooms reception area offices hairdressers assisted bathrooms nurse stations a number of lounge/dining areas kitchen stores and training room. This is following the demolition of existing care			12	WA/43/16/DOC	80	0	0	0	0	0	0.90
12401084	Westergate House - Care Home Extension	Westergate House	Arundel	BN18 0SU	Extn	Listed building consent (TP ref AL/124/18/L).	8 bedrooms to include associated works.			--	AL/124/18/L	8	--	--	--	--	--	2.38
12373599	64 Bed Specialist Dementia Care Centre - Crookthorne Lane Littlehampton	R/O Bairds Farm Shop	Littlehampton	BN17 5SN	New Build	Detail planning approval sought (TP ref CM/16/18/PL).	Erection of a 64 bed dementia care unit with office reception kitchen lounge areas laundrette changing rooms and toilets with access parking and landscaping. 3 799 sq.m			--		64	--	--	--	--	--	2.68
12276519	Brook Lane Littlehampton - 90 Houses And Care Home	W/O Brook Lane And S/O A259 Angmering	Littlehampton	BN16 3JL	New Build / Demolition / Brownfield	Outline planning approval sought (TP ref A/44/17/OUT). The client	Construction of 90 houses and a 72 bed care home with car parking new access and landscaping associated works including railway maintenance. 4 296 sq.m			--	A/44/17/OUT	72	--	--	--	--	90	5.02
12366724	Westhampnett Nursing Home - Extension	Westhampnett Nursing Home	Chichester	PO18 0NT	Extn	Detail planning approval sought (TP ref	Two storey front extension providing a conservatory dayroom storage nurses station and 15 bedrooms. 876 sq.m			--	18/00574/FUL	15	--	--	--	--	--	5.47
12327811	Dovecote View Care Home - Extension	Dovecote View	Chichester	PO18 0NU	Extn / Altn/Conv	Detail planning granted (TP ref 17/03259/FUL).	Extension over 2 storeys to provide 6 en suite bedrooms with communal living space kitchen therapy room and library with lift associated access landscaping	--	01/05/2019	6	17/03259/FUL	6	--	--	--	--	--	5.49
12267709	Whyke Lodge Residential Care Home - 6 Houses	Whyke Lodge Residential Care Home	Chichester	PO19 8JG	New Build	Detail planning approval sought (TP ref 17/01712/FUL).	6 three bed houses with access and drive way parking.			--	17/01712/FUL	6	--	--	--	--	--	6.13
12370209	Abbas Combe 55 Bed Care Home	Abbas Combe Nursing Home	Chichester	PO19 8JF	New Build / Demolition / Brownfield	Detail planning approval sought (TP ref 18/01240/FUL).	New 55 bed care home with offices toilets gallery courtyard cafe kitchen parking and landscaping following demolition works. 2 822 sq.m			--		55	--	--	--	--	--	6.13
12216718	Abbas Combe Nursing Home - Extension	Abbas Combe Nursing Home	Chichester	PO19 8JF	Altn/Conv / Demolition / Brownfield	Detail planning granted (TP ref 16/00927/FUL).	Three storey extension to the existing care home to provide an additional 27 rooms following demolition of a bungalow with associated parking. 1 260 sq.m			--	16/00927/FUL	27	0	0	0	0	0	6.13
12325885	Rose Court - Window & Door Replacements	Rose Court	Chichester	PO19 1AW	Altn/Conv	Detail planning refused (TP ref 17/03126/FUL).	Window and door replacements at Rose Court Care Home.			--	17/03126/FUL	--	--	--	--	--	--	6.72



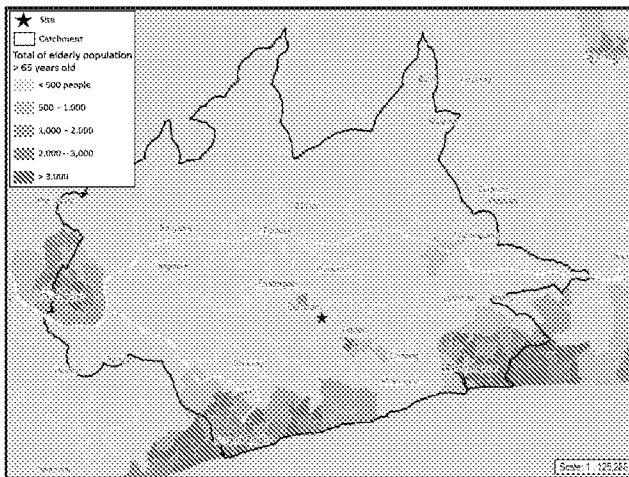
Demand and Demographic Report

Land at Yapton Road, Barnham PO22 0BG

Catchment Area - 20 Minute Drive Time

Report Date: 16 September 2019

Distribution of Older People



Source: CAGI, TomTom, censusdata.co.uk, JLL

Total Population

Growth Rate	Total	% on 2018	GB %	Index:GB
2018	134,331			
2023	139,061	3.5%	2.8%	128
2028	143,297	6.7%	5.1%	131

Source: CAGI, censusdata.co.uk

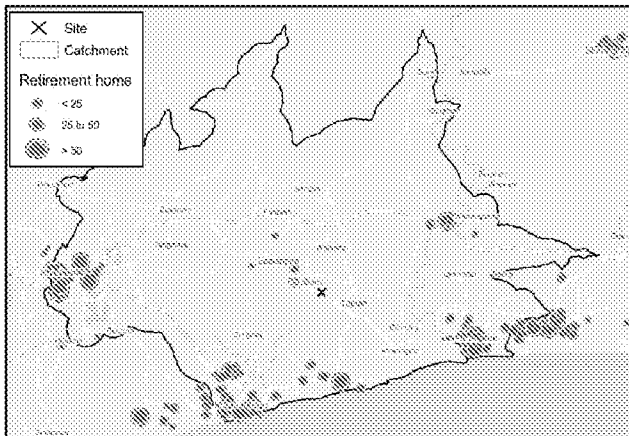
Aged 65 & Over Population

Proportions	Over 65s	% Total	GB %	Index:GB
2018	31,112	23.2%	18.4%	126
2023	35,035	25.2%	19.5%	129
2028	38,818	27.1%	21.1%	128

Growth Rate	Over 65s	% on 2018	GB %	Index:GB
2018	31,112			
2023	35,035	12.6%	8.8%	143
2028	38,818	24.8%	20.8%	119

Source: CAGI, censusdata.co.uk

Leasehold Supply



Source: CAGI, TomTom, censusdata.co.uk, JLL

Supply

Primary Scheme Type	Units	% of Total	GB Average
Age exclusive housing	213	8.0%	18.0%
Enhanced sheltered housing*	98	3.7%	3.0%
Extra care housing*	58	2.2%	7.0%
Retirement/sheltered housing	2,287	86.1%	72.0%
Total	2,656		

*Considered Housing with Care	156	5.9%	10.0%
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Tenure	Units	Unit %	GB Average
Freehold	--	--%	0.3%
Leasehold	1,606	60.5%	21.8%
Shared Ownership	24	0.9%	0.9%
Market Rent	--	--%	0.2%
Affordable Rent	1,026	38.6%	76.5%
Other	--	--%	0.3%
Total	2,656		

Source: CAGI, EAC

Quality Schemes

	Schemes	Units	% of Total
Built after 2016	1	35	1.3%
Built between 2013 to 2015	--	--	--%

Source: EAC, JLL

Analysis and Commentary

Qualitative Indicator		Rating
Location		
Older Population Growth		
Demand for Units		
Quality of Competition		
Distance to bus stop	< 100m	
Train station in town	Yes	
Distance to Post Office	< 0.5 miles	
Distance to GP Surgery	< 0.5 miles	
Distance to Hospital	< 5 miles	
Prominence	Medium	
Accessibility	Good	

Source: JLL

Housing With Care Demand

2018		Demand %	Unit Demand	Difference
Unit Supply	156	GB Provision 0.58%	180	24
		ARCO Aim 1.35%	420	264
		Mature Market 5.00%	1,556	1,400

2028		Demand %	Unit Demand	Difference
Unit Supply	156	GB Provision 0.58%	225	69
		ARCO Aim 1.35%	524	368
		Mature Market 5.00%	1,941	1,785

Source: CAGI, censusdata.co.uk, EAC, ARCO

Housing with Care can be termed extra care, assisted living, very sheltered housing or close care. It is housing for older people that often includes personal and domestic support, a dining service, communal facilities and 24 hour on site staff.

- The unit supply is the Housing with Care provision in the catchment.
- The unit demand is calculated using the respective over 65 population for the year.
- The GB demand is the current over 65 population living in a Housing with Care setting.
- The ARCO demand is their vision for 250,000 people living in retirement communities by 2030.
- The mature market demand represents the penetration rate for the markets in NZ and AUS.

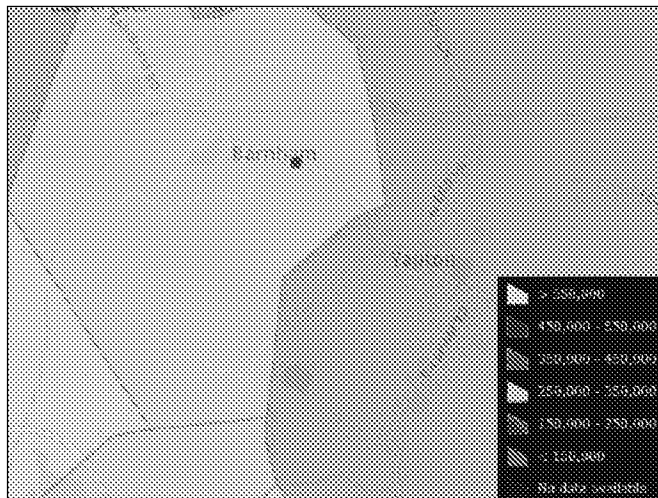
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Demand and Demographic Report

Land at Yewton Road, Barnham PO22 0BG
Catchment Area - 20 Minute Drive Time
Report Date: 16 September 2019

Elderly House Price Heat Map



Source: CACI, NumPad, caredata.co.uk, JLL

Unit Sale Prices

	1 bed	2 bed	3 bed
Minimum advertised price	£40,000	£50,000	£165,000
Maximum advertised price	£230,500	£250,000	£175,000
Sample size	12	7	2

Source: EAC. These prices include re-sale units as well as new build schemes.

Commentary

Barnham is a village in West Sussex, approximately five miles north of Bognor Regis. The data shows that the catchment area has a growing population and a large proportion of older people. The older person population is set to grow at a faster rate than the GB average over the next 10 years. The area has a higher level of affluence and house prices significantly higher than the national averages. The retirement supply in the area is heavily skewed towards retirement and sheltered housing. There is only one housing with extra care scheme within the catchment, with the data showing there is significant demand for this type of accommodation based on the market benchmarks adopted. This is coupled with a lack of proposed supply within the development pipeline suggesting that this may be a positive area to increase the supply of housing with care units. The location (West Sussex) is likely to attract operators due to its ageing population, high affluence and close proximity to the coast.

Sales Information - Average £ paid (last 12m)

Property Type	West Sussex	PO22 0BG	England
Detached	£542,326	£423,496	£409,209
Semi Detached	£358,774	£274,445	£261,305
Terraced	£303,332	£249,439	£244,933
Flat	£211,655	£165,719	£263,769

Source: Zoopla

Affluence

ACORN Groups	Site	Site %	GB %
Group 1 - Higher Affluence	7,883	52.0%	51.9%
Group 3 - Medium Affluence	4,846	32.0%	16.4%
Group 4 - Lower Affluence	2,417	16.0%	31.7%
Medium-High Affluence	12,729	84.0%	68.3%

Source: CACI

Housing Wealth - Head of Household Aged Over 65

Housing Data for 2018	Site	GB	Index:GB
Total Households	19,811		
Total Housing Wealth £m	6,511.9		
Average House Value £	328,707	283,693	116
Homes Owned Outright	60.8%	59.0%	103
Homes Owned w/ Mortgage	13.6%	14.0%	97
Total Homes Owned	74.4%	73.0%	102
Homes with £50,000+ income	20.6%	19.0%	109

Source: CACI

Development Pipeline

Elderly Housing	Schemes	Units
Extra/Close Care Units	--	--
Assisted/Supported Living Units	--	--
Sheltered Housing	--	--
Retirement Housing	--	--
Total Elderly Units	--	--
Total Care Homes	15	352

Source: Bathour ABI

Analysis and Commentary

Qualitative Indicator	Rating
Affluence (ACORN)	
Housing Wealth/Income	
Planning Pipeline	

Source: JLL

Confidentiality and Publication

Finally, and in accordance with our normal practice, the advice in this report is for the sole use of the party to whom it is addressed and is intended to be indicative and for your general guidance only. This advice must not be relied upon in whole or in part by any person for any purpose. We are not responsible for any reliance placed on this advice, whether by the addressee or any third party to whom it is disclosed.

We have relied on third party data as being up to date and correct.

Ref.	Name	Town	Postcode	Built in:	Renovated in:	Units	1 bed rent pcm £	2 bed rent pcm £	1 bed from £	2 bed from £	3 bed from £	Primary Scheme Type	Tenure(s):	Managed by	Developed by:	Distance (miles)
1333	Churchill House	Arun	PO22 0HJ	1963		30	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		0.92
16861	St Nicholas Court	Arun	PO22 6BB	1986		28	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Grange		1.89
116265	Claremont Gardens	Arun	PO20 3RY	2008		20	--	--	230,500	250,000	--	Retirement/sheltered housing	Leasehold	Royal Bay Care Homes Ltd		1.91
5955	Sandcroft	Arun	PO20 3QJ	1975		18	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Affinity Sutton		1.94
17815	Meadow Court	Arun	PO22 6RP	1982		33	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Housing & Care 21		2.15
1339	Stanley Court	Arun	PO22 6RT	1984		41	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		2.17
83361	Buckingham Court I	Arun	PO22 7SE	2001		46	--	--	--	--	--	Retirement/sheltered housing	Leasehold	FirstPort	McCarthy & Stone	2.30
1334	Flax Mean	Arun	PO22 8QG	1972		37	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		2.33
86309	Buckingham Court II	Arun	PO22 7SF	2003		38	--	--	100,000	--	--	Retirement/sheltered housing	Leasehold	FirstPort		2.34
18030	Kingfisher & Nightingale Courts	Arun	PO22 7ST	1984		67	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Grange		2.36
16751	Villa Plage	Arun	PO22 6HU	1988		29	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Grange		2.68
16750	Gateway Lodge	Arun	PO22 7NS	1986		49	--	--	--	129,000	175,000	Retirement/sheltered housing	Leasehold	Hanover		2.91
1336	Chestnut Grove	Arun	PO22 9JE	1963		20	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		2.96
1341	Corbishley Green	Arun	PO22 9HU	1972		20	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		2.99
1340	The Hamlet	Arun	PO22 9BA	1985		41	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		3.03
1338	Bersted Green Court	Arun	PO22 9DY	1973		74	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		3.09
158035	Gerard Lodge	Arun	PO21 1FG	2008		39	--	--	110,000	195,000	--	Retirement/sheltered housing	Leasehold	Millstream Management Services	Churchill Retirement Living	3.22
81783	Warwick Court	Arun	BN18 9JQ	1982		28	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Saxon Weald		3.30
86207	Wickbourne House	Arun	BN17 7HS	1961		20	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		3.36
86206	McDonald House	Arun	BN17 7HA	1961		8	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		3.38
86205	Greenside	Arun	BN17 7HA	1961		34	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		3.38
15915	Dove Court	Arun	PO22 9TP	1989		26	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Home Group Ltd		3.39
1337	Olivier Court	Arun	PO21 5AS	1987		23	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		3.46
16374	Claremont Court	Arun	PO21 1HD	1986		50	--	--	--	--	--	Retirement/sheltered housing	Leasehold	FirstPort	McCarthy & Stone	3.47
15681	Sovereign Court	Arun	PO21 1AH	1989		66	--	--	40,000	50,000	--	Retirement/sheltered housing	Leasehold	FirstPort		3.47
16340	Arran Gate	Arun	PO21 1PB	1991		24	--	--	--	--	--	Age exclusive housing	Leasehold	Owner/manager not known		3.50
86602	St Joseph's	Arun	PO21 1NJ	--		10	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Trustees for the Grace & Compassion Benedictine		3.54
8811	Benizi Court	Arun	PO21 1LR	1986		42	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Viridian Housing		3.55
1335	King George Court	Arun	PO21 2BH	1981		37	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		3.61
8810	Servite House	Arun	PO21 2DF	1978		35	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Viridian Housing		3.65
81777	Poynings	Arun	PO21 2TD	1970	1991	29	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Saxon Weald		3.65
15682	Martlets Court	Arun	BN18 9NZ	1990		50	--	--	97,500	--	--	Retirement/sheltered housing	Leasehold	FirstPort		3.72
116619	Caen Stone Court	Arun	BN18 9FE	2009		24	--	--	--	250,000	--	Retirement/sheltered housing	Leasehold	FirstPort	McCarthy & Stone	3.72
17823	Causeway Court	Arun	BN18 9LE	1984		17	--	--	80,000	--	--	Retirement/sheltered housing	Leasehold	FirstPort		3.74
16686	Seaward Court	Arun	PO21 1XJ	1986		67	--	--	41,995	--	--	Retirement/sheltered housing	Leasehold	Grange		3.77
15683	Rose Court	Arun	BN17 7EL	1989		29	--	--	--	--	--	Retirement/sheltered housing	Leasehold	FirstPort		3.77
10714	Quantocks	Arun	BN17 7DQ	--		14	--	--	--	--	--	Age exclusive housing	Rent (social landlord)	Places for People Homes		3.78
16034	The Maples	Arun	PO21 2TQ	1991		16	--	--	--	--	--	Age exclusive housing	Leasehold	FirstPort	McCarthy & Stone	3.85
10713	Jays Close	Arun	BN17 6HQ	--		38	--	--	--	--	--	Age exclusive housing	Rent (social landlord)	Places for People Homes		3.86
17816	Homecroft House	Arun	PO21 2NQ	1983		81	--	--	--	--	--	Retirement/sheltered housing	Leasehold	FirstPort	McCarthy & Stone	3.86
16242	Danehurst	Arun	PO21 2RS	1986		24	--	--	--	--	--	Retirement/sheltered housing	Leasehold (equity share)	Stonewater		3.94
158357	Victoria Place	Arun	PO21 2DQ	2009		22	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Hobdens Property Management		4.05
16759	St Catherines Court	Arun	BN17 5HP	1986		60	--	--	70,000	103,000	--	Retirement/sheltered housing	Leasehold	Hanover		4.08
15765	Winterton Lodge	Arun	BN17 6AS	1989		63	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Grange		4.08
86204	White Lodge	Arun	BN17 5EN	1983		18	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		4.11
6074	Alinora	Arun	BN17 5EN	1983		13	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		4.11
158909	Claridge House	Arun	BN17 5FE	2011		58	--	--	165,000	--	--	Extra care housing	Leasehold	YourLife Management Services Ltd	McCarthy & Stone	4.20
18274	Oakland Court	Arun	BN17 5JD	1984		50	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Grange		4.21
85692	Marine Court	Arun	BN17 5NF	--		23	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Fire Services National Benevolent Fund		4.22
16860	Batworth Park House	Arun	BN18 9PG	1983		20	--	--	125,000	150,000	165,000	Retirement/sheltered housing	Leasehold	Owner/manager not known		4.24
116223	Francis Court	Arun	BN17 5PY	2007		23	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Hobdens Property Management	McCarthy & Stone	4.26
10712	Furzedown	Arun	BN17 5NJ	--		24	--	--	--	--	--	Age exclusive housing	Rent (social landlord)	Places for People Homes		4.29
16142	Westfield Court	Arun	BN17 5AQ	1990		35	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Grange		4.49
1329	Mountbatten Court	Arun	BN17 6RD	1980		36	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		4.83
1327	Compton Court	Arun	BN16 3JQ	1986		34	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Arun District Council		5.20
5953	Elizabeth Court	Arun	PO19 7JF	1979		10	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Affinity Sutton		5.73
85014	Leaholme	Chichester	PO19 7FA	1998		38	--	--	--	--	--	Enhanced sheltered housing	Rent (social landlord)	Places for People Living+		5.84
13135	Fletcher House	Chichester	PO20 1JJ	1940	1983	16	339	339	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Hanover	Hanover	5.89
786	Royal Close	Chichester	PO19 7PS	--	1996	71	--	--	--	--	--	Age exclusive housing	Rent (social landlord)	Chichester Greyfriars Housing Association		5.99
5213	Pilgrim Court	Chichester	PO19 7LQ	1973		29	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Hyde Group		6.18
161934	The Hornet	Chichester	PO19 7JW	2018		35	--	--	--	--	--	Retirement/sheltered housing	Leasehold			6.19
5211	Joys Croft Court	Chichester	PO19 7LS	1991		30	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Hyde Group		6.20

ARFN DISTRICT COUNCIL BN/28/19/001

Ref.	Name	Town	Postcode	Built in:	Renovated in:	Units	1 bed rent pcm £	2 bed rent pcm £	1 bed from £	2 bed from £	3 bed from £	Primary Scheme Type	Tenure(s):	Managed by	Developed by:	Distance (miles)
158034	St Richards Lodge	Chichester	PO19 6SJ	2009		43	--	--	149,500	--	--	Retirement/sheltered housing	Leasehold	Millstream Management Services	Churchill Retirement Living	6.23
84292	Riverside Road	Chichester	PO19 7LW	1974		4	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Dear's Charity		6.23
18167	St James Court	Chichester	PO19 7NE	1989		80	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Sussex Service Management		6.27
16102	Draymans Mews	Chichester	PO19 7HJ	1990		8	--	--	--	--	--	Age exclusive housing	Leasehold	PMS Management		6.27
20280	St Pancras	Chichester	PO19 7LT	--	1996	12	--	--	--	--	--	Age exclusive housing	Rent (social landlord)	Chichester Greyfriars Housing Association		6.28
13161	Hanover Close	Chichester	RH20 1PW	1986		6	373	--	--	--	--	Age exclusive housing	Rent (social landlord)	Hanover	Hanover	6.28
14826	Oakshade	Chichester	PO19 1JR	1966		10	1,000	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Abbeyfield Chichester Society Ltd	Abbeyfield	6.48
17824	Rose Court	Chichester	PO19 1AW	1985		34	--	--	--	--	--	Retirement/sheltered housing	Leasehold	FirstPort		6.72
83285	Pegasus Court	Chichester	PO19 1EA	2001		18	--	--	--	--	--	Retirement/sheltered housing	Leasehold	FirstPort		6.73
81905	Brampton Court	Chichester	PO19 8PD	2000		64	--	--	--	--	--	Retirement/sheltered housing	Leasehold	FirstPort	McCarthy & Stone	6.74
17841	Providence Place	Chichester	PO19 1BS	1986		38	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Grange		6.74
5212	Lacy House	Chichester	PO19 8HB	1979		63	--	--	--	--	--	Retirement/sheltered housing	Rent (social landlord)	Hyde Group		6.77
16684	Heather Court	Chichester	PO19 8HJ	1986		44	--	--	--	--	--	Retirement/sheltered housing	Leasehold	Parsons Son & Basley		6.80
86455	Byron Court	Chichester	PO19 8ES	2003		60	--	--	172,500	--	--	Enhanced sheltered housing	Leasehold	FirstPort	McCarthy & Stone	6.81

Ref.	Title	Address	Town	Postcode	Development Type	Status	Scheme	Start Date	Completion Date	Duration (months)	Planning Ref	Care Home Beds	Extra/Close Care Units	Assisted/Supported Living Units	Sheltered Housing	Retirement Housing	General Residential	Distance (miles)
12318032	Waterbury House Ford Road Ford - 5 Flats	Waterbury House	Arundel	BN18 0BH	New Build	Detail planning withdrawn (TP ref F/29/17/PL).	5 one bed care flats.			--	F/29/17/PL	--	--	--	--	--	--	2.16
12231518	Fitzalan Road - 38 Retirement Apartments	38 & 40 East Street & 35 Fitzalan Road	Littlehampton	BN17 6AN	New Build	Detail planning granted (TP ref LU/173/16/PL).	26 one bedroom and 12 two bedroom retirement apartments with an owner's lounge coffee bar and communal facilities following the demolition of the existing building. Works also include associated access parking and landscaping.		01/06/2018	--	LU/173/16/PL	--	--	--	--	38	--	4.24



Appendix 2

Superseded Layout



1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

2. The second step is to gather relevant information and data. This can involve research, consultation with experts, or collecting data from various sources.

3. The third step is to analyze the information and data collected. This involves identifying patterns, trends, and relationships that can help in understanding the problem.

4. The fourth step is to develop a solution or answer. This involves applying the knowledge and skills gained from the previous steps to create a response that addresses the problem.

5. The fifth step is to evaluate the solution or answer. This involves checking the results against the original problem and requirements to ensure that the solution is effective and accurate.



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Richard Clark

1. *Journal of the American Medical Association*, 2000; 283: 2689-2695.

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Abstract

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ABIN DISTRICT COURT (J: 8N/128/19/OIT

PRELIMINARY