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Dear Maria

Thank you for acknowledging safe receipt of my email. I assume, from your email response below you are effectively saying you wouldn't allow any use other than a care home for this building?

I would respectfully point out the following:-

1. I do not accept that this proposal would result in an unacceptable intensification of use. Indeed, the residents would be out at work all day and would have no visitors, nor the level of staff looking after them, unlike a care home. Furthermore I do not think it is appropriate to jump to a conclusion that the level of activity associated with a care home is far less than the proposed use without a proper assessment (which we are proposing to undertake).
2. With regard to your comments about the care home I think you are over-simplifying matters. C2 uses are, by definition, "residential institution uses" which are deemed to be appropriate in residential areas. Your comments fail to acknowledge that C2 uses also include residential schools, colleges, hospitals and residential training centres. (See extract below). Thus this vacant care home could be converted to a school or college (or indeed a hospital) with no planning permission required and with no restrictions on numbers of residents/occupants (including children and teenagers), no restriction on the hours of operation/activities, to noise levels, transport arrangements, visitors nor on deliveries and ancillary services. Any proper analysis would need to take these matters into account.

Class C2. Residential institutions

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

3. This is a town centre location close to other residential properties and to facilities and services. If this proposed residential use is not acceptable here, it begs the question where would it be suitable?
4. I assume you have read the planning statement submitted with the application? It would appear that you are giving no weight to the matters clearly set out in that document. The planning statement is an important element of our submission and therefore I would urge those making the decision to read in full.
5. The letters of objection refer to the numbers of residents but not to any specific material planning impacts. I wonder what specific adverse impacts you had in mind?
6. The application is for a temporary change of use. Therefore the Council would be able to monitor any impacts during that period. The applicant is a well established and responsible employer with an exemplary track record (hence why it has been chosen by the Government for its pilot scheme).
7. Given the impending COVID-19 induced recession (and knock-on effects from Brexit) there has never been a more critical time to support the economy (including the agricultural sector) and to give this significant weight in the decision-making process, as required by Government policy in the NPPF and reinforced by case law.

I trust that the above will be shared during your virtual meeting tomorrow and I look forward to your response.

Yours sincerely
Ruth Harding

Ruth Harding BSc (Hons) MA MRTPI
Gemini Planning Services Limited
[REDACTED]

[REDACTED]

Dear Mrs Harding,

Tomorrow afternoon I will have a virtual meeting with my manager, however, the reason why we do not consider this application as an unacceptable is not only transport issue.

The site falls in the setting of a number of streets including Nyewood Lane, Oxford Street and Wood Street which comprise mainly residential properties. The existing C2 Care Home Use accommodated c. 42 bed spaces which would have comprised a low key form of accommodation. Persons are typically confined to the premises requiring care which is part and parcel of the C2 use. The C2 form of accommodation means persons are not accessing the building regularly, demand for outside open space is minimal and noise generation is low. Persons occupying C2 developments typically lack mobility which means movements to and from the property are limited. Opportunities for visiting are strictly controlled to neighbourly times and hours which ensures such activities are compatible with the residential setting.

In addition, intensification of use would adversely affect the character of the area thereby affecting the public and neighbouring amenities and the local community safety especially in this time of COVID 19.

In Appendix D is used an example of planning permission (Bracklesham Ln) In an opposite side of the fields in a comparison to 86 Aldwick Road in the very centre of Bognor Regis with a predominantly residential dwellings in incomparable.

I will send you further response tomorrow afternoon.



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Dear Maria

Please see email below and accept this as confirmation that we wish to amend the application as follows:-

1. The maximum number of residents to be reduced to 58.
2. Changes to the mode of transport, the number of traffic movements and the timings of trips set out below. In essence workers will all be transported by minibus thus significantly reducing the number of trips (a maximum of 9 in and 9 out) and avoiding the peak hour.

As stated in my previous email we will be submitting a transport assessment to cover off these amendments and to address any residual concerns of the Highway Authority. In addition I would be happy to provide an Addendum planning note to formalise this email, should that be deemed necessary.

I would be most grateful if you could confirm safe receipt of this email so that I can reassure my clients that their application is receiving a proper and fair hearing.

Yours sincerely
Ruth Harding

Ruth Harding BSc (Hons) MA MRTPI
Gemini Planning Services Limited

Begin forwarded message:

Dear Ruth,

Further to our conversation and the objections received we wish to provide the following update / clarifications:

Occupancy Levels:

Given the uncertainty surrounding the pandemic at the time of the application, we stated the maximum number of people that could technically occupy the accommodation. It was always our intention to manage the site within the Government and Public Health England guidelines in respect to Covid-19. The accommodation will be divided into “cohorts” with any central facilities operated in accordance with our agreed method statement ensuring that social distancing between cohorts is achieved. With the current guidelines we are **not** able to achieve the stated occupancy of 80 and have decided that we will amend the application to a total of 58 residents which is the *maximum* that we believe that we can accommodate and still meet the guidelines.

Traffic:

We have got the ability to alter how we operate the transport to reduce the number of traffic movements. As you are aware we are also in the process of procuring a transport statement / traffic management plan which will address the concerns raised. The number of movements which will be confirmed in the traffic management plan is to be revised as follows:

Number of workers on site: 58

Workers will be transported to local farms by minibus, with a reduced number of occupants per bus (to enable social distancing). It will require 6-9 minibus movements in the morning and 6-9 minibus movements in the afternoon.

The Morning movement of minibuses will take place between 05h00 and 06h30 (before peak traffic)

The Afternoon movement of minibuses will take place between 15h30 and 16h30 (before peak traffic)

In addition to the above there will be a small number of staff vehicles accessing the site resulting in an estimated 8 additional traffic movements per day (4 in, 4 out) Movements are for the site management team, maintenance and welfare team operating the facility.

Kind Regards

Matthew Jarrett

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