

# Ashton Care Group

Site – Ashbury Care Home

124/126 Aldwick Road,

Bognor Regis

PO21 2PA



Description of Development; Two storey extension to provide additional bed spaces at existing care home (use class C2) and other associated works.

Planning, Design and Access Statement

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# 1 Introduction

- 1.1 This planning, design and access statement and the planning submission has been prepared on behalf of Ashton Care Group Ltd (herein the applicant) for the extension of their existing site at Ashbury Care Home, 124/126 Aldwick Road, Bognor Regis PO21 2PA.
- 1.2 Ashton Care Group are small family run care business who specialise in offering personalised care. Currently Ashton Care owns and operates 4 units within Bognor Regis, they provide long term care, respite care, domiciliary care and support to vulnerable people and support for their families.
- 1.3 The applicant has identified a need to expand the existing operation in a sustainable and cost-effective manner. The scheme as now submitted is the culmination of this and we hope the Council will agree that this allows the operator to stay on site and to offer much needed care beds.
- 1.4 This planning submission seeks permission for the following;  
*“Two storey extension to provide additional bed spaces at existing care home (use class C2) and other associated works..”*
- 1.5 The planning submission also comprises of the following plans and drawings as prepared by RBA Architects in support the application submissions.

Drawing Title	Plan number
Elevations - Proposed	240913 2214 2.011 (Rev -)
Level 01 and Level 02 - Proposed	240913 2214 2.010 (Rev -)
Site Plan and Level 00 - As Proposed	240913 2214 2.009 (Rev -)
Elevations - Existing	240913 2214 2.008 (Rev -)
Level 01 and Level 02 - Existing- Location Plan	240913 2214 2.007 (Rev -)
Site Plan and Level 00 - As Existing	240913 2214 2.006 (Rev -)

- 1.6 Section 2 of this statement looks at the site and its surroundings. Section 3 reviews the Planning History. Section 4 looks at the relevant planning policies which the application will be assessed against. Section 5 discusses the development proposals and outlines the level of consultation the applicants have undertaken for the development. Section 6 assesses the application against relevant planning policies and any other relevant material considerations. Section 7 concludes the report.

## 2 The Site

- 2.1 This planning application site relates to the current and operational Care Home (use class C2) known and operated as Ashbury Care Home.
- 2.2 The site is rectangular shape comprises an area of 0.12 hectares and located on the north side of Aldwick Road.
- 2.3 The building on site is a two storey building with rooms in the roof space, and is one of the older buildings in the area. The front elevation comprises a number of bay windows to the frontage and has a parapet roof, with an inset tiled and pitched roof. Within the southern section of the roof are rooms in the roof space
- 2.4 In footprint terms the site has two rear projecting wings with and occupies the almost the entirety of the site leaving a central courtyard area that will be retained but enclosed.
- 2.5 The rear access road serves as a parking and service road to properties on Aldwick Road and Richmond Avenue to the north.
- 2.6 Access to the site is afforded from the front which comprised off street parking spaces and also from the rear.

## 3 Planning History

- 3.1 The site has some planning history in relation to its use but has been operated as a care home for at least the last 40 years.

## 4 Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires that applications must be in accordance with the development plan unless material considerations indicate otherwise.

4.2 The Development Plan for the area currently comprises the following documents;

- Arun Local Plan 2011-2031 (adopted July 2018)
- Bognor Regis – Neighbourhood Development Plan 2015- 2030 adopted August 2015

4.3 There are several supplementary planning documents which relate to specific areas of planning and are discussed below in the following section.

4.4 Other material considerations include the National Planning Policy Framework, which as amended in December 2023, and the National Planning Policy Guidance which is an online resource and is updated on a regular basis.

4.5 Further to this the consultation on the amended NPPF (closing 24<sup>th</sup> September) is noted, however a number of appeals have been determined following the publication, and during the consultation period and conclude in this matter that “As the changes are only in draft form and may change depending on the outcome of the consultation, I give only limited weight to them.”<sup>1</sup>

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<sup>1</sup> APP/G5180/W/24/3339919

- 4.6 Notwithstanding this the revised NPPF and ministerial statements, will continue to have weight and be material consideration for the determination of planning applications.

### National Policy

- 4.7 The National Planning Policy Framework (as amended 19<sup>th</sup> December 2023) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

### Sustainable Development

- 4.8 Para. 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.9 Para. 8 refers to the three dimensions to this: economic, social, and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation because they are mutually dependent.
- 4.10 At the heart of the NPPF is a 'presumption in favour of sustainable development'. Para.11 states that for decision-taking, this means:
- c) Approving development proposals that accord with an up-to-date development plan without delay; or
  - d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) The application of policies in this Framework that protect areas or assets of particular importance provides clear reason for refusing the development proposed; or
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.

4.11 Paragraph 38 looks for Local Planning Authorities to approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

4.12 Paragraph 39 identifies that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

4.13 Paragraph 47 identifies that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless longer period has been agreed by the applicant in writing.

### Delivering a Sufficient Supply of Homes

- 4.14 In terms of addressing the need for housing for older people, paragraph 60 of the NPPF states that: “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.” (My emphasis).
- 4.15 In addition, Paragraph 63 of the NPPF states that: “Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes. (My emphasis).
- 4.16 Paragraph 66 states developments for specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly) are exempt from the requirement to provide at least 10% of the total number of homes for affordable home ownership.
- 4.17 Paragraph 70 acknowledges that small and medium sized sites and make an important contribution to meeting housing requirement of an area and are often built out relatively quickly. To promote the development of good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes.

- 4.18 Paragraph 75 identifies Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide housing against their housing requirement set out in adopted strategic policies, or against their local housing need where strategic policies are more than five years old.

### **Promoting Healthy and safe Communities**

- 4.19 Paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'

### **Promoting Sustainable Transport**

- 4.20 Paragraph 112 establishes that maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for

optimising the density of development in city and town centres and other locations that are well served by public transport.

- 4.21 Paragraph 114 states that when considering development proposals, it should be ensured that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location.
- 4.22 Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe.
- 4.23 Paragraph 116 states that applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
  - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
  - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
  - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and be designed to enable charging of plug-in

and other ultra-low emission vehicles in safe, accessible and convenient locations.

### **Making Effective Use of Land**

- 4.24 Paragraph 123 identifies that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.25 Give suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Paragraph 124.d) states that planning policies and decisions should: “promote and support the development of under-utilised land and buildings, especially if these would help meet identified needs for housing where land supply is constrained, and available sites could be used more effectively...”
- 4.26 Paragraph 128 states that planning policies and decisions should support development that makes efficient use of land, taking into account: ‘a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.

- 4.27 Paragraph 129 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. Paragraph 125.c) states that: “Local Planning Authorities should refuse applications which they consider fail to make efficient use of land, considering the policies in the NPPF. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site”.

#### **Achieving Well-designed and Beautiful Places**

- 4.28 Paragraph 131 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.29 Paragraph. 136 states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate landscaping; they should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and development should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- 4.30 Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on

design, considering any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

### Conserving and Enhancing the Natural Environment

- 4.31 Paragraph 180(d) states that planning and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

### Planning Practice Guidance

- 4.32 The Planning Practice Guidance (PPG) provides guidance on how policies in the NPPF should be implemented. It is a material consideration when taking decisions on planning applications or appeals. This means that if a local policy is deemed out of date, local authorities may be directed by the national guidance's requirements.
- 4.33 The PPG deals with a number of matters, which are of particular relevance to housing for disabled and older people, as follows:
- 4.34 How can the viability of proposals for specialist housing be assessed? Viability guidance sets out how plan makers and decision takers should take account of viability, including for specialist housing for older people. Viability guidance states

that where up to date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Such circumstances could include types of development which may significantly vary from standard models of development for sale (for example housing for older people). [Paragraph: 015 Reference ID: 63-015-20190626]

- 4.35 What factors should decision makers consider when assessing planning applications for specialist housing? Decision makers should consider the location and viability of a development when assessing planning applications for specialist housing for older people. Local planning authorities can encourage the development of more affordable models and make use of products like shared ownership. Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need. [Paragraph: 016 Reference ID: 63-016-20190626]
- 4.36 How should plan-making authorities count specialist housing for older people against their housing requirement? Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data. [Paragraph: 016a Reference ID: 63-016a-20190626].
- 4.37 Importantly, the PPG states that Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing

market, authorities should base calculations on the average number of adults living in households, using the published Census data.

- 4.38 The PPG also makes it clear that Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market.
- 4.39 Paragraph 11 of the Housing Delivery Rule Book sets out how local authorities should calculate communal accommodation with regard to their housing land supply figures. This states that the ratio applied to other communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. This has been calculated by dividing the total number of adults living in all households by the total number of households in England. Source data is from the Census 2011 and is published by the Office for National Statistics. The ratio will be updated following each Census when the data is publicly available.

## Local Policy

- 4.40 The Development Plan for the area currently comprises
- Arun Local Plan 2011-2031 (adopted July 2018)
  - Bognor Regis – Neighbourhood Development Plan 2015- 2030 adopted August 2015
- 4.41 The proposals map, which forms of the local plan shows that the site is located in the defined settlement area of Bognor Regis.

- 4.42 The adopted planning policies set out the plans and policies that should be used to assess and consider new developments against. The plan sets out a spatial vision for Arun District, and within that Bognor Regis, the plan seeks to deliver sustainable development that addresses the environmental, the economic and the social of all schemes coming forward. The policies which are deemed to be of relevance to the submitted scheme are as follows

#### **Arun Local Plan 2011-2031 (adopted July 2018)**

- 4.43 The above are the core documents along with the Supplementary Planning Documents and in considering the application. The plan seeks to manage development and change within the District across the plan period, including the provision of housing and other forms of development to meet the District's requirements, needs and aspirations.
- 4.44 The following sets out the policies that are considered to be salient to the determination of the application. These policies will be examined in Section 6 as to how the proposal addressed them.
- D DM1 Aspects of form and design quality
  - D SP1 Design
  - ECC SP1 Adapting to Climate Change
  - ECC SP2 Energy and climate change mitigation
  - ENV DM4 Protection of trees
  - ENV DM5 Development and biodiversity
  - H DM2 Independent living and care homes
  - HWB SP1 Health and Wellbeing
  - INF SP1 Infrastructure provision and implementation
  - QE DM1 Noise Pollution

- QE DM2 Light pollution
- QE DM3 Air Pollution
- QE SP1 Quality of the Environment
- SD SP1 Sustainable Development
- SD SP2 Built-up Area Boundary
- T SP1 Transport and Development
- W DM1 Water supply and quality
- W DM2 Flood Risk
- W DM3 Sustainable Urban Drainage Systems

4.45 It is noted from the Council's Authority Monitoring Report 1 April 2022 – 31 March 2023 published January 2024, that the Council have a housing land supply of 4.1 years.

#### **Bognor Regis – Neighbourhood Development Plan 2015- 2030 adopted August 2015**

4.46 This policy document sets out the considerations for development specifically in relation to Bognor Regis. As is required by the NPPF Neighbourhood Plans need to be in conformity with both national and local planning policy. Moreover Neighbourhood plans also form a key part of local planning policy.

4.47 The plan sets out key objectives, to ensure positive development within Bognor. These are overarching policies/objectives that development should seek to achieve. Specific policies that are relevant to the determination of the scheme are considered to be as follows;

- Policy 1 Delivery of the Vision
- Policy 6 Key Gateways and promotion of sustainable travel
- Policy 8a Design excellence
- Policy 8b Car Parking

#### **Emerging Policy**

- 4.48 The Council undertook an initial regulation 18 – issue and options consultation in Spring this year, in relation to the production of the Arun Local Plan Update 2023-2041.
- 4.49 It is noted that at a National Level the Government are currently consulting on revisions to the NPPF, it has been stated by the MHCLG that this maybe released in late 2024 early 2025, the applicant, with the agreement of the Council may wish to amend this planning statement to reflect the changes to national planning policy.

## 5 Development Proposals

- 5.1 A full planning application is being submitted for the following development proposal;

*“Two storey extension to provide additional bed spaces at existing care home (use class C2) and other associated works”*

- 5.2 The proposal seeks to add a further 6 bedrooms to the existing home over an existing first floor element. The below plans crudely delineates the additional first floor element.



- 5.3 The above plan demonstrates how the scheme will be located on the existing structure.
- 5.4 The ground floor element has been proposed to enclose the site creating a safe and secure environment for future residents and creating a more controlled area whilst

also ensuring that the central courtyard area is retained to provide light and amenity.

- 5.5 The scheme will be in keeping with the design of the existing structure following the same window alignment and pattern of development.
- 5.6 Overall the scheme will provide further bedrooms and improved facilities to allow for the care home to continue viable operation and to provide much needed care facilities.

## 6 Development Considerations

- 6.1 The following sets out how the above proposal, as set out and described in section 5 of this report conform with the national and local planning policies as set out within section 4. This report should be read in conjunction with associated reports which support this application and are listed in paragraph 1.7 of this report.

### Principle of Development

- 6.2 The principle of development is considered to be entirely acceptable. The proposal to extend an existing and operational care home would accord with the requirements of Policy H DM2 of the local plan in that;
- It is within the built up area already
  - The site is easily accessible and will improve internal accessibility with the provision of a lift within the new additions.
  - The scheme has been designed to ensure that it would meet with CQC standards and would be easily adaptable for the varying needs of future occupants.
  - The design mirroring the existing is entirely appropriate within its context.
  - Given the nature and type of operation the amenity is appropriate and the scheme will enable a safe and secure environment for future and existing occupants.
  - Overall, the scheme is located where it continues to support and encourage the continuation of a healthy, active lifestyle.

### Housing supply and need

- 6.3 With regard to the need position as outlined above in the planning section, national planning policy states that strategic planning policies should be informed by a local

housing need assessment conducted using the standard method as set out within the national planning guidance.

- 6.4 Paragraph 62 continues to state that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies which includes housing for older people. It should be noted that this would include all forms of residential use irrespective of use class.
- 6.5 The online planning practice guidance (PPG) for Housing for Disabled and Older People was updated in June 2019 and is a significant material consideration for this planning application.
- 6.6 The PPG also seeks to ensure that plan making authorities set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies should set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require.
- 6.7 The need for specialist accommodation is well known, and provides a large range of benefits to all parties, such as those using the facility, care and support services. Some of the benefits of specialist accommodation for the elderly are set out below, albeit this is not an exhaustive list,
- Relieving pressures on publicly funded care homes and care services.
  - Wide range of on-site facilities and services, alleviating social isolation.
  - Allowing people to retain independence for as long as possible.
  - Creation of jobs.
  - Improving the choice of specialist accommodation and care for people in the locality.

- Releasing under-occupied properties in the locality for occupation by families.
- Realising the Government objective of expanding choice for disabled and older people.

6.8 This also needs to be considered in view of the Council's current housing land supply position. The scheme of 6 units would still deliver circa 3 units in terms of the overall housing delivery.

### Design

6.9 The main design considerations are to provide a form, scale and use of materials within the development that are in keeping with the main building. In this way the development has sought to provide a more subservient design that integrates with the existing.

6.10 The form of the proposal will be subservient to the main building, with varying roof forms to ensure that the development respects the previous additions and main dwelling frontage.

6.11 The main aim of the development is to provide a design that provides an additional lift and improves accessibility for future occupants.

### Character of the area

6.12 The character of the area has been discussed both above and described within section 2 of this statement the addition of a two-storey rear addition should not unduly impact the character of the rear of the property.

6.13 The rear of the site is urban in its setting comprising building form, hard standing and car parking.

- 6.14 The proposed development is well design and faces the rear of the site and would not have a detrimental on the character of the area. As such the scheme would clearly accord with Policy 8a of the Neighbourhood Plan, and policy D DM1 Aspects of form and design quality and Policy D SP1 Design of the adopted Local Plan.

### Residential Amenity

- 6.15 The creation and formation of the scheme off the existing building will replicate the existing form and placement of rooms within the development.
- 6.16 The design of the scheme has sought to ensure that there is no intervisibility between rooms. Moreover, rooms should also achieve an acceptable amount of privacy and daylight.
- 6.17 Consideration will also need to be given to the actual use of the rooms and the occupants of them. The scheme is for a care home where future residents by their nature will have significant needs, and in some cases impaired mobility.

### Neighbouring Amenity

- 6.18 The rear of the site will look onto the access road and the rear boundary of neighbouring properties to the north. Moreover only one window is proposed on this elevation.
- 6.19 To the east there are no windows proposed in a continuation of the existing, the extension on this elevation will provide one room and would lead to no greater impact that the existing.
- 6.20 To the west again the scheme will follow the same line a the existing property with one window facing west in line with the existing and one facing south back onto the

flank. Given the outbuildings and existing windows it should not be considered that this would be of any detriment to neighbouring properties.

### Transport and Highways

- 6.21 The provision of 6 beds rooms will not lead to an increase in parking from the existing situation. The only possible increase would be in staffing, where staff are already unable to park on site. As such there would be no impact on highways or traffic from a private motor vehicles.

### Ecology and Biodiversity Enhancement Statement

- 6.22 The ecology and biodiversity of the site is considered within the statement which forms part of this submission as prepared by Ecosupport this deals with ecology and protected species.
- 6.23 As the majority of the works are taking place on the roof of the existing building and the ground floor element is well below the 25sqm threshold. There is not requirement to provide Biodiversity Net Gain as the site would be exempt from this provision.
- 6.24 In term of the current situation the proposal will add 15 sqm of ground floor accommodation to act as more formal rear entrance and access. There is no existing habitat on site and therefore there would be no negative impact. Nevertheless the applicant will seek to improve the landscaping within the site. It should be noted that the application site is entirely built form and as such the ability to improved biodiversity it limited.
- 6.25 Nevertheless, the applicant would seek to ensure that every option to provide native biodiverse landscaping is explored, such as the installation of bird and bat boxes, insect hotels etc. As such the scheme will accord with Policy ENV DM5.

### Flooding and Drainage

- 6.26 The additional bedrooms will be connected to the existing surface water and foul provision within the existing building. There is capacity within the site and the building for this.
- 6.27 The site is located within flood zone 1 and there will be no impact on flooding with the utilisation of the existing infrastructure on site. The proposed ground flood developer area is for 15sqm and comprises an entrance and access point and does not propose any accommodation.

### Sustainability

- 6.28 The issues of sustainability have been considered within the proposal. The applicant wishes to ensure that that development utilises local and well sourced materials, utilises a fabric first approach which will improve the overall built efficiency.

### Section 106 and legal matters

- 6.29 In regard to any potential heads of terms, these will need to be agreed with the Council and be functionally linked to the development as proposed as required by regulation 122 of the CIL regulations.
- 6.30 The applicant welcomes early discussions to allow consideration of infrastructure impacts and to seek to work with the Council to ensure any perceived impacts are justified and appropriately mitigated.
- 6.31 It is noted that CIL is not charged for Use Class C2 developments proposals.

### Further considerations

- 6.32 The applicant would welcome the opportunity to work with the local authority and to provide any further commentary or details as required.

## 7 Conclusions

- 7.1 This application has been assessed through both local and national planning policy as well as the planning policy guidance and any other relevant material considerations.
- 7.2 It is clear that the principle for development should be accepted by the Council given the planning history, and the need for care uses
- 7.3 The online planning practice guidance (PPG) for Housing for Disabled and Older People was updated in June 2019 and is a material consideration for this planning application. The guidance states that

*“The need to provide housing for older and disabled people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people, a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.”*

- 7.4 The sections and considerations clearly demonstrate the principle of development and need for further care provision, therefore It is entirely reasonable to conclude that there is an immediate need for these types of developments within the District as outlined within section 6 of this statement.

- 7.5 The site forms part of the Bognor Regis settlement area and the proposal therefore will add to the overall aims of the Council's planning policy, and as such is deemed to be compatible with the surrounding land uses.
- 7.6 In terms of design, the proposal has drawn inspiration for its height scale and massing from the surrounding developments, and existing built form.
- 7.7 The proposal has incorporated a variety of ridge and eave heights, which help to break down the overall massing of the building extension.
- 7.8 The site being located within the built-up area within the settlement area will not create a detrimental impact on the surrounding area indeed there will be an improvement over the existing.
- 7.9 It is considered that the proposal respects the character of the surrounding area, , and neighbouring properties. The scheme has incorporated a number of design features to ensure that the surrounding character is respected and enhanced.
- 7.10 Notwithstanding the social and environmental gains which have been detailed above, the site does offer economic generation in the form of job provision both during the construction phase and more importantly throughout the operational use of the care home building.
- 7.11 Overall, it is considered that the application achieves the three strains of sustainable development as outlined within the NPPF. The proposal will provide a high quality sustainable residential institution which will contribute to the social, economic and environmental well being of the area, something which the Council's own evidence base has shown to be a need for within the plan period.

- 7.12 We believe that the above report and submission as a whole complies with both local and national planning policies. We would respectfully request that planning permission is granted.