

From: Anita Gardner
Sent: 10 July 2018 12:30
To: Planning.Responses
Subject: FW: Attn: Mrs A Gardner Ref. Planning Application CM/16/18/PL by Brackley Investments for a 64-Bed Dementia Care Centre in Climping

Please treat as a rep

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Carolyn Nysingh **On Behalf Of** Planning
Sent: 10 July 2018 12:25
To: Anita Gardner
Subject: FW: Attn: Mrs A Gardner Ref. Planning Application CM/16/18/PL by Brackley Investments for a 64-Bed Dementia Care Centre in Climping

Carolyn Nysingh | PA to Karl Roberts, Director of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37778 | External: +44 (0) 1903 737778 | E-mail: carolyn.nysingh@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 09 July 2018 15:09
To: Planning
Subject: Attn: Mrs A Gardner Ref. Planning Application CM/16/18/PL by Brackley Investments for a 64-Bed Dementia Care Centre in Climping

Dear Mrs Gardner,

Please find the attached copy of a letter of objection and associated documents in respect of the above planning application, which I hand delivered earlier today to the enquiries desk at Arun Civic Centre.

Yours sincerely,

Tracey Villa

Tracey Villa
The Cottage
Climping Street
Climping
Littlehampton
BN17 5RG



5th July 2018

Mrs A. Gardner
Principal Planner
Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Mrs Gardner,

I am the owner of Grade II Listed The Cottage, Climping Street, Climping BN17 5RG and am writing to register my objection to the planning application recently submitted by Brackley Investments for a 64-bed Dementia Care Centre on land situated to the rear of Baird's Farm Shop, Crookthorn Lane, Climping BN17 5SN (Ref CM/16/18/PL). My property and land border the proposed site and would be directly adversely affected by any development permitted in the area delineated on Brackley Investments' Location Plan.

The reasons for my objection to this development are detailed below, and I would be grateful if they could be taken into consideration by Arun District Council when the planning application is being determined.

1. Urban development in the Climping Gap outside the Development Plan.

If the proposed 64-bed Dementia Care Centre is given permission to go ahead, it will be the first development of an urban residential nature of its size, to be allowed on existing farm land to the South of the A259 within the Climping Gap. As a local resident, my concern is that this development would set a precedent and open the flood gates to future residential and commercial development on rural land in this area. In their correspondence, Brackley Investments emphasise that the proposed building will reflect local character and respect surrounding buildings. I would point out that local character is essentially rural and surrounding buildings are private residential and in some cases listed dwellings, with the exception of Baird's Farm Shop and the recent conversion of existing farm buildings and a garage in Climping Street into holiday lets. Once a concrete footprint is laid, it will constitute a permanent change of use forever, and may even go on to support a structure that is completely different from the one for which planning permission was initially sought. An emerging common practise is for developers to apply for permission to build for uses which are 'fashionable'

social concerns. At a later stage, permission to change the original proposed development is applied for. In urban areas, this has often meant that the number of 'social units' that were originally proposed within a development is subsequently reduced, and the number of units aimed at the private, more lucrative sector for the developers, is increased.

If the development in question were to be allowed to go ahead, I would urge Arun District Council to give full consideration as to what they may be prepared to allow at any future date, in the event that changes of use/alterations to the dimensions of the existing plans are subsequently applied for, and for any future limitations and restrictions to be incorporated into the planning permission document.

2. Inadequate local infrastructure.

The section of the A259 which passes through Climping is already extremely busy due to vehicles, both private and commercial, accessing Baird's Farm Shop, entering and leaving Climping Street and turning right at the Oystercatcher Junction onto Yapton Road. Fatal accidents in recent years along this stretch of road are well documented, and frequent near-miss incidents are clearly audible from my property. The recently introduced traffic calming schemes seem to be having only a limited effect, as many drivers are blatantly ignoring the new 20mph speed limit. A 64-bed Dementia Care Centre on the proposed site would add to existing traffic issues. Brackley Investments state that the Dementia Care Centre will have low traffic generation, with the staff change to be scheduled at off peak times. I am personally involved with a dementia care centre in London and have first-hand experience of how these care centres are run. In reality, the vehicle movements of staff employed at the proposed Dementia Care Centre will account for only a small percentage of the additional traffic generation. Centres of this kind are dependent on deliveries of food, medical and operational supplies, fuel deliveries (this area of Climping is not connected to mains gas), hazardous waste removal, daily laundry collections, patient visits from multi-disciplinary care teams including social workers, district nurses, doctors and dentists, in addition to resident visits from family and friends. The rural location of the proposed site will inevitably mean that most people coming to the Dementia Care Centre for operational and social reasons will do so in their own vehicles. It is also likely that most of the proposed 60 local people who will be given jobs there will also drive to and from work.

3. Suitability of proposed location for dementia sufferers' needs.

From personal experience, the residents of dementia care centres are often oblivious to their external surroundings, and at times, their internal ones too. They are only able to take part in activities such as the proposed sensory gardens, if they are being helped to engage through the stimulation of 1-1 care. In reality, the complex nature of the round the clock care that is needed by dementia sufferers, means that many dementia care centres are understaffed and struggling to meet even the most basic care needs of their patients. Gardens are often only used by visitors for short periods of time, weather permitting. Sadly, many people visiting family or friends suffering from dementia, especially Alzheimer's, the most common manifestation of this condition, are only

able to spend short amounts of time in this environment. It is often incredibly sad, overwhelming and when faced with first-hand experience of what the current critical levels of government under-funding mean for their loved ones on a daily basis, extremely distressing. The need for 'secure' care often means that dementia sufferers spend most of their time inside the dementia care centre, with internal and external access doors operated by an automatic locking system.

Research is now showing that it is not beneficial for dementia sufferers to be cared for in isolated areas, away from local communities. As with mental health issues in the young, we need to bring the subject of dementia to the forefront of peoples' minds and concerns. It is still almost a taboo subject; it makes people feel uncomfortable. We are an ageing population and we need to accept that dementia, with its myriad of presentations, is a growing medical condition within our society. Whilst there is an increasing number of new private residential developments for the active over 55s being built in nearby Littlehampton, there is very limited specialist level residential care available to dementia sufferers in the town. Why should the mentally and physically less active be left isolated in rural areas? Ironically, it is these people who would benefit most from the increased mental stimulation of living in urban surroundings and of being able to see daily life happening, even if it is through a window.

4. Location Plan document provided by Brackley Investments.

The Location Plan information provided to local residents by Brackley Investments has incorrect boundary markings to the South of my property. My garden extends to the pond adjoining the proposed site. In addition, the Location Plan depicts my property as extending further to the North/West than it does. The semi-circular section no longer exists and this former conservatory is now laid to lawn. Brackley Investments state that the ridge height of the proposed Dementia Care Centre sits 'far below tree lines'. I have recently been able to refurbish my home after it was considered "unfit for human habitation" by the Listed Buildings Officer. Unfortunately, the builder went into liquidation before finishing the renovations, and I am now having to use the remainder of my budget to complete structural building work instead of undertaking work on the gardens, as originally planned. This means that the trees and hedges which currently form the boundary between my property and the proposed site are much higher than they should be, and will need to be reduced once I can afford to do this. This reduction in height and density will bring the proposed Dementia Care Centre very close to my property and within clear view of my kitchen and bedroom windows, and also within view of Climping Street. I will be directly affected by the daily operation of the Dementia Care Centre, especially in respect of the increased noise and traffic levels.

When I refurbished my home, I took great care not to extend the concrete footprint and actually reduced it by removing an existing conservatory that was no longer used. I needed an extra bedroom to care for an elderly parent, and so extended upwards on top of the kitchen which was rebuilt to make it wheelchair- user accessible. It would have been better for me to have built a ground floor bedroom where the conservatory had been but I was determined not to increase the existing building footprint, when there was an option for me not to do so. Likewise, I now have a parent with Alzheimer's who is a resident in a London dementia care centre. I currently drive a 130 mile round trip twice a week to help with my mother's care. If she were able to be moved to a dementia care centre directly next to my house, my life would be made significantly easier.

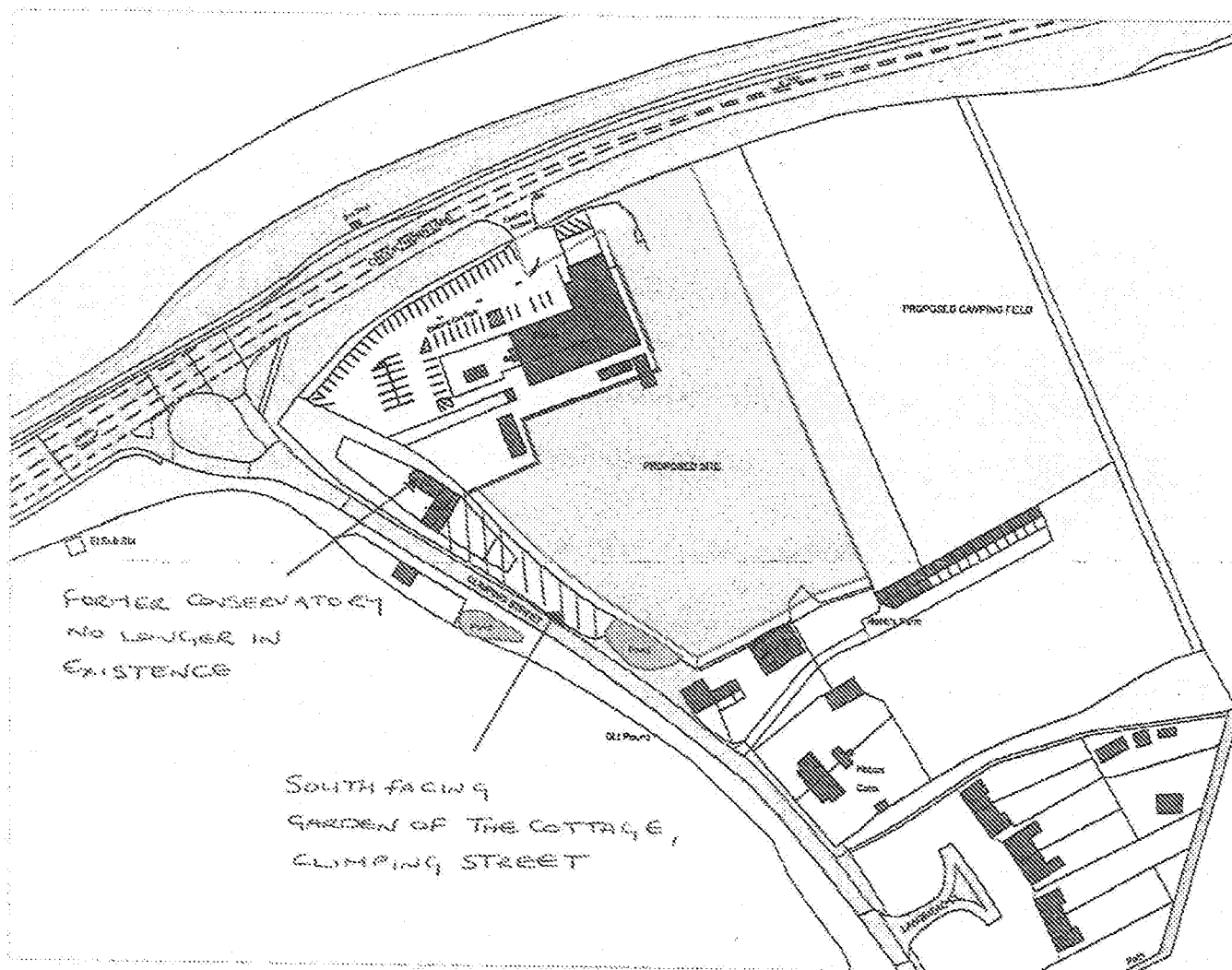
However, I feel strongly that decisions taken now on environmental and social issues which will have an effect on future generations, should not be unduly influenced by the personal issues of specific individuals, nor should the financial gain of companies, professional entities or land/property owners be ignored by local councils when planning applications such as this one are submitted. Climping residents have been appealing against proposed developments in the Climping Gap, particularly on rural land to the South of the A259, for many years and a degree of 'battle fatigue' may now be settling in. Brackley Investments state that they received very positive feedback from local residents at their Public Information Day in April 2018. Everyone I have so far spoken to in Climping Street is against the proposed development.

I apologise for the degree of personal content in this letter, but I wanted you to know that I do have considerable experience of both dementia issues and the physical and social needs of sufferers, as well as a passionate desire to protect the countryside for those future generations who are physically and mentally able to enjoy it. When there are alternative, albeit maybe less financially profitable, options available to accommodate developments such as the one proposed by Brackley Investments, on existing developed land in nearby urban areas, I feel that the on-going protection of the Climping Gap against development on this scale should be our communal priority.

Yours sincerely,

Tracey Villa

Location Plan



Dear Mrs Gardner,

objection to

I would like to register my ~~support~~ for the planning application by Brackley Investments for a 64-Bed Dementia Care Centre on Land to the rear of Bairds Farm Shop, Crookthorn Lane, Climping, Littlehampton (ref CM/16/18/PL).

Additional Comments: Please see attached letter

Signature: [REDACTED]

Address: The Cottage

Print Name: TRACEY VILLA

Climping Street

Date: 5.7.2018

Climping

Littlehampton

BN17 5RQ



BRACKLEY

Better Buildings for Better Care

[Home](#)
[About Us](#)
[The Brackley Approach](#)
[News & Information](#)
[Case Studies](#)
[Site Requirements](#)
[Contact Us](#)



We're Hungry!

Brackley is looking for sustainable development sites to meet the needs of our care sector clients. If you own or know of land meeting the following criteria please give us a call.

We have a reputation for delivering developments through planning at the first time of asking – we rarely have to 'go to appeal'. Thus you can be assured that working with us will offer you the best opportunity to realise your land's true value.

Our Two-Week Challenge

We'll also tell it like it is and are not tied down by layers of bureaucracy. This means we promise to respond on the planning chances of any potential site within a fortnight – so you know whether we've got the makings of a deal or not as soon as possible.

Complicated planning histories don't necessarily put us off and indeed may even be helpful!

We'll appropriately recognise the work involved in bringing land to us and will offer competitive introduction fees for sites progressing to completion.

Locations

Our core area is the south Midlands and the central southern counties:

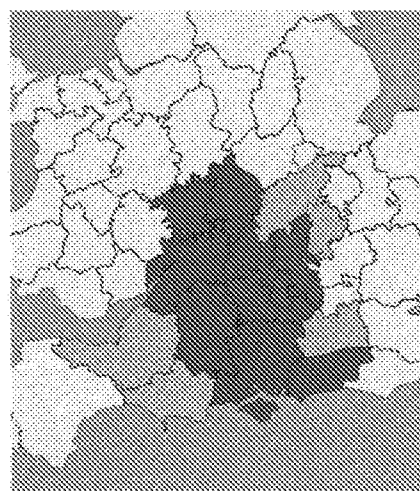
Berkshire, Buckinghamshire, Gloucestershire, Hampshire, Warwickshire, West Sussex, Wiltshire, Worcestershire.

Locations in adjacent counties such as Bedfordshire, Dorset, Northamptonshire, Somerset and Surrey may also be considered.

What does a good site look like?

- 1 – 2.5 acres
- Relatively flat (SS1N* sites will also be considered)
- Decent degree of prominence
- Good road access
- Access by public transport and on foot
- No noisy, smelly or ugly neighbours please
- Brownfield or greenfield sites considered
- Purchase price depends on local market conditions
- Options, conditional contracts and planning promotion agreements considered

* Slightly Slopey in Nature



© 2018 Brackley Investments Limited
6 Lower Farm Barns, Bainton Road, Bucknell,
Bloxlet, Oxfordshire OX27 7LT
Tel: 01865 244840 Fax: 01865 249055
Email: mail@brackley-investments.co.uk

HELP WITH WEBSITE ACCESSIBILITY

[Home](#)

[What We Do
Services
Meet the Team](#)

[The Brackley Approach
Project Map
Project Process
Planning and Design
Development Flow Chart](#)

[News](#)

[Case Studies:
Older Persons' Care
Health & Social
Care
Primary Care](#)

[Contact Us
Career Opportunities](#)