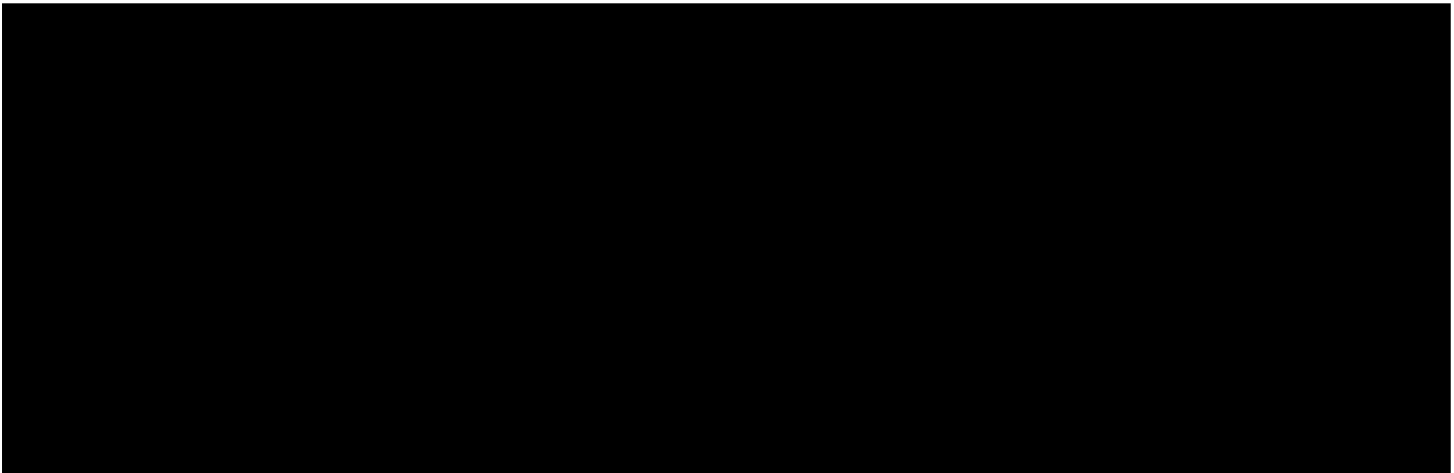
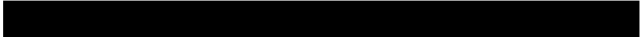


From: Andy Marshall 
Sent: 02 October 2018 11:10
To: Anita Gardner
Subject: CM16/18/PL- dementia care centre, Clymping

Morning Anita

I have left another voicemail to say I'm in Littlehampton this Friday so if you're in please could I pop in to have a chat about the application for the dementia care centre? We consider our application to be compliant with the Local Plan but even if you and fellow Officers don't agree, there are clear Material Considerations to indicate why planning permission ought to be forthcoming.

Our charitable trust operators remain extremely anxious to meet this essential social need, having obtained board approval to invest £10m of charitable funds into this scheme, and you'll no doubt have seen their letter of support.

You'll have noted that there are no statutory consultee objections other than the Parish Council (which was rather odd as they were positive when we met them, and I can only imagine they are more concerned at any potential precedent being established rather than concerned about the scheme itself), and your Members have also been positive when we've spoken with them.

In terms of neighbour representations there were 46 letters of support compared to 19 against, reflecting the fact that local residents understand the need for this form of development, and appreciate the difference between this form of C2 use and C3 housing.

The proposal will create jobs, is in a sustainable location with bus stops and the cycle path right outside, and has been specifically designed to have a low physical and visual impact, being one and a half storeys and therefore beneath the height of surrounding trees, and featuring a green roof with the use of local materials including flint on the elevations.

The dementia care centre is entirely self-contained – residents will have all the facilities they need in-house, but the site's location also offers both staff and visitors the opportunity to provide residents with a trip to the seaside or to a local pub or restaurant should they wish – therefore the social benefits of this location are substantial.

If you are in any doubt as to the desperate need for the facility I have asked West Sussex Adult Services to confirm this in writing, as they have certainly been very positive regarding our designs. Our charitable trust clients cannot compete with residential land values, hence the need for siting the facility where we propose, but I trust that, in reviewing our submission in full, you will be convinced that the proposals benefits really do outweigh the harm, which is limited by virtue of the careful siting, retention and strengthening of field boundaries, and low profile design, in order that the character and purposes of the strategic gap are preserved and respected.

I look forward to hearing from you regarding meeting this Friday, but in the meantime should you have any queries regarding the above please don't hesitate to contact me.

Andy

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