

[REDACTED]

From: Andy Marshall [REDACTED]
Sent: 12 October 2018 18:21
To: Anita Gardner
Cc: Jeff Moore; Juan Baeza
Subject: Re: CM16/18/PL- dementia care centre, Clymping

Afternoon Anita

I haven't heard any further since my email below of ten days ago – please can we urgently meet to discuss this application.

I note the Affordable Housing request - just to be clear we're proposing to develop a Dementia Care Centre for a charitable not-for-profit operator and there is no mention in any of the documents referred to of affordable housing being sought for C2 care home developments, nor have we ever been required to do so. Indeed, a quick review of recent care home decisions elsewhere in the Borough also reveal no such affordable housing or commuted sum requests.

Notwithstanding the above, Government guidance (the Measurement Rule Book to the Housing Delivery Test) indicates that a 64 bedroom care home provides the equivalent of 36 dwellings (i.e. the number of homes freed-up by older people moving into communal accommodation). Thus even if affordable housing were sought it should be based on this, as the proposed development contributes the equivalent of 36 dwellings towards the Council's housing land supply.

It is critical that the nature of the proposed development is clearly understood and appreciated. The need for additional dementia care provision above and beyond that consented and allocated is clear, and the specialist form of C2 development is such that C3 residential sites would not be affordable, therefore the application is a necessary departure from Adopted Policy C SP1.

With regard to Adopted Policy HDM 2 the self-contained nature of the facility is such that local services and facilities would not be utilised by residents, however the site is far from isolated and staff could benefit from its proximity to local facilities within walking distance in and around Clymping. The site is in an accessible location (by car, public transport, cycle and pedestrian) and has been carefully planned so as to minimise physical and visual impact upon the gap, in accordance with Adopted Policy SD SP3.

As ever, I look forward to hearing from you,

Andy

Andy Marshall Bsc Hons Dip TP MRTPI
Director
Brackley Investments Ltd
Unit 6 Lower Farm Barns
Bainton Road
Bucknell
Bicester
Oxon
OX27 7LT



This e-mail is intended solely for the addressees and we ask that any unauthorised recipient advise the sender immediately. If you are not the intended recipient any disclosure, copying, distribution or any other action taken in reliance on it, is prohibited and may be unlawful.

-

 Please consider the environment before printing this e-mail