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H229/3.1.1/ADC-02

11 March 2025

Issued via the Planning Portal - PP-13845758

Mr D J Vick
Planning Service
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir,

Land off Stanhorn Grove, Felpham PO22 8FA
PLANNING REFERENCE – FP/104/22/PL
Amendment following a grant of planning permission

On behalf of our client, Halebourne Care Group Ltd., I enclose the following relating to the above planning permission for the Variation of condition no.2 of planning permission FP/104/22/PL Date of Decision: 21.07.2023 to amend the layout of the scheme to allow an improvement in design and operations of the care home.:

Drawings for approval

H229/S73-01	Rev A	Existing Site – Location Plan
H229/S73-01	Rev B	Proposed Ground Floor
H229/S73-02	Rev B	Proposed First Floor Plan
H229/S73-03	Rev B	Proposed Second Floor Plan
H229/S73-04	Rev B	Proposed Roof Plan
H229/S73-05	Rev B	Proposed SE & SW Elevations
H229/S73-06	Rev B	Proposed NE & NW Elevations
H229/S73-07	Rev B	Proposed Site Plan

Forms

Application for Removal or Variation of a Condition Form
CIL Form

Planning History

Full planning permission, Arun District Council planning reference FP/104/22/PL, was granted on 21 July 2023 for the proposed care home with car parking, landscaping and ancillary facilities. The approved drawings listed under planning condition no. 2 are:

Proposed Site Plan with Topographical Survey	Dwg No (9-) 2	Rev J
Proposed South East & South West Elevations	Dwg No (21) 1	Rev B
Proposed North East & North West Elevations	Dwg No (21) 2	Rev B
Proposed Second Floor	Dwg No (00) 4	Rev B
Proposed First Floor	Dwg No (00) 3	Rev B



Proposed Ground Floor Plan
Proposed Roof Plan
Proposed Site Sections

Dwg No (00) 2 Rev C
Dwg No (27) 1
Dwg No (9-) 21

A pre-planning application for the proposed amendments listed below, was submitted to Arun District Council (ADC) on 28 January 2025, with a written response received from ADC on 12 February 2025 advising “*Given the description of the development does not change a s73 application will be possible.*” and “*It would be useful for me to discuss the plans with you.*”. Subsequently a virtual meeting was held with Mr. Daniel Vick of ADC, the applicant and ourselves on 17 February 2023 to discuss the proposals.

Matter discussed included:

- Change of operator of the care home, following approval of the consented scheme, and their operational requirements leading to the proposed building changes. The proposed changes were acknowledged by ADC and they did not deviate greatly from the consented scheme.
- Replanning of the car park layout providing a softer appearance was welcomed.
- ADC suggested presenting the proposals to Felpham Parish Council for them to have the opportunity to review the proposals ahead of a formal submission.

The pre-planning application proposals were issued to Felpham District Council (FDC) on 28 February 2025 with the following response received on 10 March 2025:

I am pleased to advise that our Chair and Deputy Chair of Planning have considered the revised application and have no objections but only the following comments:

- 1. The rooms sizes seem rather small and smaller than originally approved due to the addition of extra rooms.*
- 2. The roof profiles have changed which does have an impact on the visual scene, but this does not seem detrimental.*
- 3. As regards to the parking arrangement it would appear the bays are tight considering modern car widths.*

I hope that this is helpful, and, on this basis, Felpham Parish Council will not object to the Application but only pass these comments as notes.

We are thankful to FDC for providing their comments and we address items 1 and 3 as follows:

Item 1

The consented scheme provided 77% of the bedrooms with areas less than 19 sq.m. The proposed scheme provides a range of bedrooms sizes from 17sq.m. to 25 sq.m. with 31.25% being less than 19 sq. m. floor area. The increase in bedroom areas has been provided by reconfiguring the oversized day spaces to Halebourne Care Group Ltd operational needs – refer to proposed amendments item 4 below.

The size and amount of accommodation has been designed having regard to the need to:

- 1) Provide facilities required by the Health and Social Care Act 2008 (Regulated Activities) Regulations 2010, National Minimum Standards for Care Homes published by Care Quality Commission and Part M of the Building Regulations.
- 2) Provide spatial standards greater than the minimum requirements of the Care Quality Commission Essential Standards of Quality and Safety – March 2010 in order to match current market standards and expectations. This sets out to ensure the long-term viability and economic sustainability of the care home.
- 3) Provide a range of sizes and types of facilities and accommodation to meet the varying needs of all elderly residents.



The Essential Standards of Quality and Safety document guidance states, “*For new build care homes and other care homes seeking to register for the first time, bedrooms are no smaller than 12 square metres.*” The care bedrooms illustrated in this application have floor areas upward of 17 square metres being of a size and shape that supports their lifestyle, care, treatment, and support needs.

Further, being in excess of the minimum requirement assists in providing a development fit for future changes in the regulations, which may occur.

Item 3

The proposed parking layout has been replanned as noted in proposed amendments item 6 below where the size of the parking bays are in accordance with those of the consented.

Proposed Amendments

Halebourne Care Group Ltd have purchased the site with planning permission however the configuration of the extant permission does not meet their operational needs. The proposed amendments relate to internal changes addressing operational requirements, and external elevational amendments to suit the reconfiguration of the internal floorspace.

Information relating to the proposed development are listed below for your convenience:

1. The description of the application, remains as that of planning reference FP/104/22/PL.
2. The overall area of the building, taken from the floor plans of planning reference FP/104/22/PL remains the same at 4331 m².
3. The building remains in the same location as that of planning reference FP/104/22/PL. For reference we have illustrated the footprint of the extant scheme by a red dashed line on site layout drawing H229(80) SK07A.
4. Ground, First and Second Floor plans have been reconfigured to suit Halebourne Care Group Ltd requirements, as the plans under planning reference FP/104/22/PL were inefficient for their operational requirements. The following now apply:
 - a. The general location of communal areas, bedrooms and staff facilities have been maintained, although some oversized rooms have been reduced and other elements relocated to better suit the operational needs of Halebourne Care Group Ltd.
 - b. The accommodation consists of:
 - Ground Floor – 32 bedrooms (all with external patio doors), resident dayspace and staff support facilities
 - First Floor – 37 bedrooms, resident dayspace and staff support facilities
 - Second Floor – 11 bedrooms, resident dayspace and staff support facilities
5. Elevational amendments to suit the internal layout rearrangement above.
6. Through providing increased soft landscaping the car park layout has been rationalised to provide a more efficient and aesthetically pleasing layout to that of the extant scheme. The rationalised layout allows for an increase in the number of car parking spaces from 36 to 42 spaces providing:
 - 3 disabled bays
 - 9 electric vehicle charging bays
 - 30 parking spaces

The ambulance bay and delivery bay have been retained and the vehicular access into the site remains unaltered from the extant scheme.

In summary the scheme will still meet with relevant Care Quality Commission (CQC) standards and will provide an excellent standard of accommodation for future residents of the care home. The changes



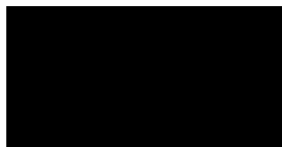
have been enabled by rationalising the design and omitting certain oversized elements within the previous consented scheme but still ensuring an exceptional standard of operation and accommodation.

Having regard to established guidelines on what may or not constitute an amendment to the approved scheme, we do not believe that the proposed changes impact upon any of the relevant criteria:

- The proposed change is not material or significant in terms of its scale (magnitude, degree etc) in relation to the original approval.
- The proposed change does not modify any use of the development originally approved.
- The proposed change would not result in a materially detrimental impact either visually or in terms of amenity.
- No third-party interests would be disadvantaged in any way.
- The proposed amendments would not be contrary to any relevant development plan policy.
- None of the windows/doors/openings to be repositioned would have an impact on neighbouring properties.

I trust that the above measures provide you with sufficient information to reach that decision. The requisite planning application fee of £363.00 (including service charge) will be paid separately. Should you have any queries in respect of the above and enclosed please do not hesitate to contact me.

Yours faithfully,



M Hay
For Hay Associates Ltd

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