

**PRE-APPLICATION CONSULTATION REPORT IN RELATION TO
MCCARTHY & STONE EXTRA CARE'S PROPOSED REDEVELOPMENT OF
32, 33, 34 FITZALAN ROAD AND 14, 16 CHURCH STREET, COUNCIL
LITTLEHAMPTON**

MARCH 2007

CHURCH STREET COUNCIL				
No.	10	257	07	
RECEIVED				
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Produced for McCarthy & Stone Extra Care by Nex Communications



16 Brunswick Place
Southampton | Hampshire | SO15 2AQ
T 023 8071 3000

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EXECUTIVE SUMMARY

McCarthy & Stone Extra Care has submitted a planning application to Arun District Council for the redevelopment of 32, 33, 34 Fitzalan Road and 14, 16 Church Street with Extra Care private sheltered accommodation for the frail elderly.

This report details the pre-application public exhibition held on Tuesday 13 March 2007, as part of McCarthy & Stone Extra Care's commitment to consulting with the community in relation to its development proposals.

The exhibition was attended by two Town Councillors, representatives of local resident groups and at least 64 local residents who welcomed the opportunity to view the plans and discuss them with members of the development team.

Residents were generally positive towards the design of the proposed scheme. The main query expressed at the exhibition was the loss of family homes. Members of the development team were able to explain that there is a need for the proposed type of accommodation and that the majority of residents come from the local area. As a result, under-occupied family homes are released to the benefit of younger families.

McCarthy & Stone Extra Care will continue to liaise and communicate with the local community and keep them updated in relation to the progress of the planning application.

As a direct result of the comments received at the public exhibition and via the completed comment forms, McCarthy & Stone Extra Care has taken the opportunity to revisit the scheme and the submitted application provides an additional four car parking spaces, resulting in a revised total of 23 spaces.

METHODOLOGY

McCarthy & Stone Extra Care was keen to engage with and inform the community of its plans to redevelop 32, 33, 34 Fitzalan Road and 14, 16 Church Street with Extra Care private sheltered accommodation for the elderly.

As part of its commitment to consulting with the community in relation to its development proposals, a public exhibition was held at St Mary's Church Hall, Church Street, on Tuesday 13 March 2007, from 3.00pm to 7.00pm. Local Councillors, residents and third party groups were invited to attend. A preview session was also held for Town and District Councillors between 2.00pm and 3.00pm.

The exhibition illustrated McCarthy & Stone Extra Care's plans for redevelopment of the site with 65 Extra Care private sheltered apartments for the elderly. The exhibition provided both Councillors and local residents with the opportunity to view and comment on the plans. Attendees were able to meet with representatives from McCarthy & Stone Extra Care, including the architect, who was able to answer any specific questions.

All of the invitees listed below were sent a formal letter of invitation to the exhibition which can be found in Appendix B.

FEEDBACK MECHANISM

Comment forms were provided and could be returned during the exhibition or afterwards, using the Freepost envelopes provided. The comment forms provided an additional way for attendees to convey their comments to the development team. An example comment form is included in Appendix C.

In addition, a Freephone number was included on all communication before and after the exhibition, to ensure that the local community and those who were unable to attend the event could request further information or communicate their comments to McCarthy & Stone.

INVITEES

72 Neighbouring properties
15 Members of the Development Control Committee
5 Substitute Members of the Development Control Committee
2 Ward Members representing Littlehampton River
10 Littlehampton Town Councillors
1 County Councillor
 Nick Gibb MP
 Rosemeads Residents' Association

Residents for Sensible Development
Littlehampton Civic Society

Total invitees: 108

ATTENDANCE

69 persons signed the guestbook including:

65 Residents

2 Councillors

Representatives from Residents for Sensible Development

Representatives from Littlehampton Civic Society

Councillors in attendance were:

Councillor Derek Lansdale

Chair of Littlehampton Town Council Planning
Committee

Councillor Malcolm Belchamber

Littlehampton Town Council

RESULTS

The exhibition was well attended by local residents who welcomed the opportunity to view the plans and discuss any thoughts or concerns they had on the scheme with representatives from the development team, which included the architect.

Residents were generally positive towards the design of the scheme. However, a number of attendees commented that they did not like the railings along the front boundary of the proposed development. McCarthy & Stone were able to reassure residents that this concern would be taken on board and that an alternative could be sought, such as hedges.

Local residents were also able to have their queries answered in relation to the potential relationship of the proposed development with individual properties. The architect was able to explain the sun shading plan and confirm that the proposed scheme would not affect, for instance, the sunlight of properties in Summerlea Gardens.

The main concern expressed was the loss of family homes, which attendees felt were important to the character of the area. McCarthy & Stone was able to explain that there is a recognised need for private sheltered accommodation for the frail elderly and that as the majority of residents come from the local area, the development would make other family homes, which are currently under-occupied, available for families.

Whilst some concern was expressed in relation to car parking provision, the majority of attendees recognised that due to the nature and location of the proposed development, reliance on a car would generally not be necessary. Members of the development team were able to explain that Extra Care accommodation is an extremely low traffic generator and that due to the frail nature of the intended residents, they tend to either not own a car or are looking to relinquish the burden and expense of car ownership. Members of the development team were also able to explain that McCarthy & Stone has completed over 750 developments across the UK and in the company's extensive experience; the proposed level of car parking would be suitable to cater for residents, staff and visitors.

Some attendees expressed that, in their opinion, local amenities were under pressure and were keen to ensure that McCarthy & Stone were aware of their thoughts on infrastructure. McCarthy & Stone were able to explain that a Section 106 agreement would be agreed with the Council to provide contributions towards infrastructure.

STATEMENT OF COMMUNITY INVOLVEMENT COMPLIANCE

As a direct result of the comments received at the public exhibition and via the comment forms received, McCarthy & Stone has taken the opportunity to revisit the scheme and provide four additional car parking spaces, providing a revised total of 23 car parking spaces.

CONCLUSION

The pre-application consultation event offered McCarthy & Stone Extra Care the opportunity to engage with the local community at an early stage and for comments and views to be obtained before a planning application was submitted.

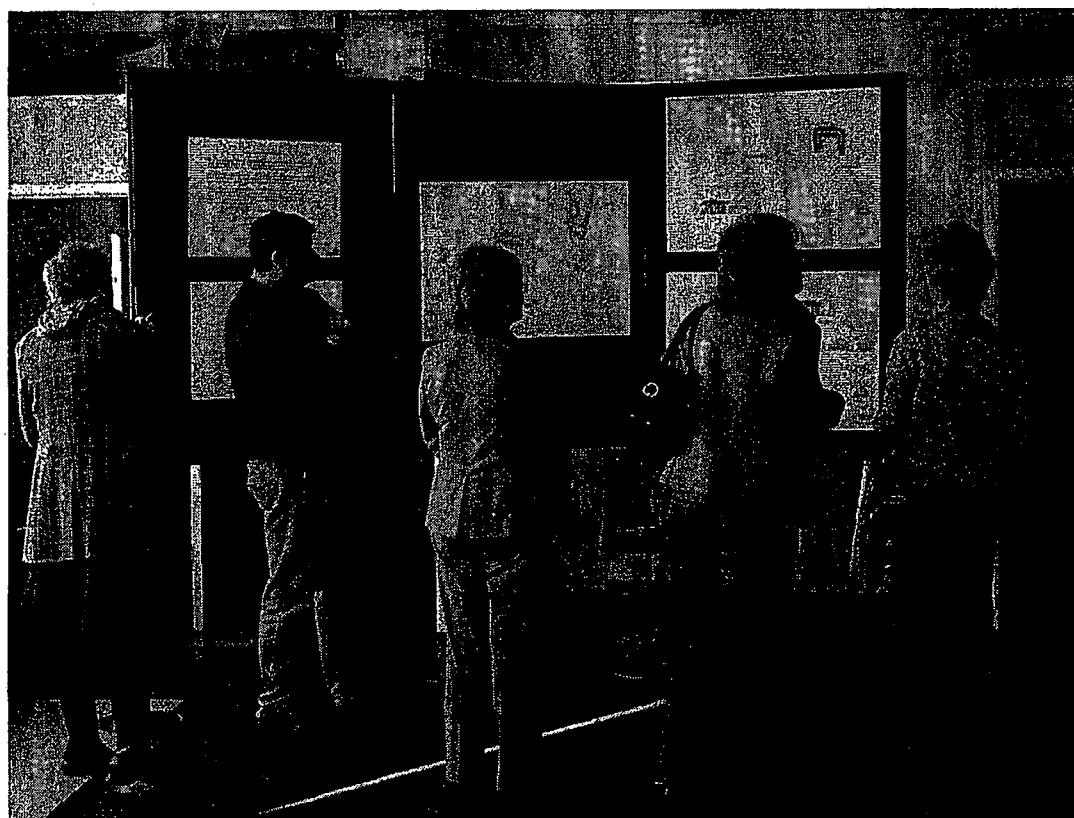
Local residents and other visitors who attended the exhibition were able to view the proposals and understand how the design had evolved, together with other aspects of the proposals and the important site considerations. These included layout, landscaping, sun shading and the proposal's relationship with neighbouring properties. Attendees had the opportunity to raise any questions in relation to the plans directly with the development team. McCarthy & Stone were able to describe the proposals in detail to ensure that the plans were fully understood.

McCarthy & Stone has fully considered and evaluated all of the feedback received at the public exhibition and will continue to listen to the views of the local community. McCarthy & Stone will update local residents and Councillors to ensure that communication is maintained during the planning application process. A Freephone telephone number is also available for local residents to call if they have any further questions.

The key benefit of the consultation event was that the local community has been kept informed of McCarthy & Stone Extra Care's proposals, had the opportunity to view the plans, comment on these, and meet with members of the development team who were able to answer their questions.

APPENDICES

APPENDIX A – PHOTOGRAPHS FROM THE PUBLIC EXHIBITION



APPENDIX B – COUNCILLOR PREVIEW INVITATION LETTER

Name
Address

6 March 2007

Dear Councillor

**INVITATION TO A PUBLIC EXHIBITION IN RELATION TO MCCARTHY & STONE
EXTRA CARE'S PROPOSED REDEVELOPMENT OF 32, 33, 34 FITZALAN ROAD
AND 14, 16 CHURCH STREET, LITTLEHAMPTON**

On behalf of McCarthy & Stone Extra Care, we are pleased to invite you to a preview of a public exhibition to discuss the proposed redevelopment of the above site. The exhibition will be held on:

Date: Tuesday 13 March 2007

**Location: St Mary's Church Hall, Church Street, Littlehampton,
BN17 5EN**

**Time: 2.00pm-3.00pm (the public exhibition will continue
from 3.00pm-7.00pm if you are unable to attend at this
time)**

The exhibition will provide a valuable opportunity for the local community to view the proposed scheme prior to the submission of a planning application and the development team will be pleased to answer any questions. Additionally, comment forms will be available on the day of the exhibition for you to provide feedback and your opinions.

McCarthy & Stone specialises in the design and construction of high quality, private sheltered accommodation for the elderly and has completed over 750 successful developments in the UK. McCarthy & Stone Extra Care schemes provide accommodation for the frail elderly who wish to remain owner-occupiers and retain an independent lifestyle, but who also require additional assistance with everyday tasks. Extra Care schemes provide a number of significant benefits for residents, who are typically single/widowed ladies in their early to mid 80s.

We hope that you will be able to attend the exhibition and meet with our representatives. In the meantime, should you have any further questions, please do not hesitate to contact me on 0800 169 8766.

Yours sincerely,



Kimberley Graham
Kimberleygraham@nexcommunications.co.uk

APPENDIX C - RESIDENT INVITATION LETTER

Name
Address

6 March 2007

Dear Sir or Madam

**INVITATION TO A PUBLIC EXHIBITION IN RELATION TO MCCARTHY & STONE
EXTRA CARE'S PROPOSED REDEVELOPMENT OF 32, 33, 34 FITZALAN ROAD
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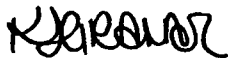
Time: 3.00pm-7.00pm

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Yours sincerely,



Kimberley Graham
Kimberleygraham@nexcommunications.co.uk

**APPENDIX D – PRE-EXHIBITION PRESS RELEASE DISTRIBUTED TO THE
ARGUS (BRIGHTON AND HOVE)**

McCarthy & Stone Extra Care Proposals On Show at Public Exhibition

PROPOSALS BY MCCARTHY & STONE EXTRA CARE TO REDEVELOP 32, 33, 34 FITZALAN ROAD AND 14, 16 CHURCH STREET, LITTLEHAMPTON WITH A PRIVATE, RETIREMENT DEVELOPMENT FOR THE FRAIL ELDERLY WILL BE UNVEILED AT A PUBLIC EXHIBITION TO BE HELD ON TUESDAY 13 MARCH 2007 AT ST MARY'S CHURCH HALL, CHURCH STEET, BETWEEN 3.00PM AND 7.00PM.

Visitors will have the opportunity to meet representatives from the company and ask questions about the proposed scheme, which includes for a mix of one-and two-bedroom private apartments tailored to the frail elderly who wish to remain owner-occupiers and retain an independent lifestyle, but who also require additional assistance with everyday tasks. On site facilities proposed include a 24-hour staffing and domiciliary care, a central lounge for social events and guest suite offering visiting friends and family the opportunity to stay overnight.

Paul Trofimov, Regional Managing Director, said: "We are always keen to ensure the local community has an opportunity to view our proposals and comment on these before the submission of a planning application. We look forward to meeting with visitors to the exhibition and listening to their views on our proposals for this site, which offers an excellent location for a proposed private retirement scheme, being close to public transport routes, local shops and the nearby town centre."

McCarthy & Stone provides around two-thirds of Britain's private retirement properties and has won top prizes in the British Housebuilder Awards for the last seven years running. McCarthy & Stone developments have won numerous design awards throughout the UK, including a scheme that has recently been recognised by the Prince's Foundation for the Built Environment for adopting good design principles that help improve the quality of life for the people who will live there.

For more information on the scheme or exhibition, please call McCarthy & Stone on 0800 1698 766.

ISSUED BY McCarthy & Stone Ltd, Aspen House, Wykeham Road, Northminster Business Park, Upper Poppleton, York YO26 6QW. Contact Paul Davies or Anne French 01440 783636 / newsroom@rbc-pr.com

[7 March 2007]

APPENDIX F – THANK YOU LETTER

Name
Address

16 March 2007

Dear

**PUBLIC EXHIBITION HELD IN RELATION TO MCCARTHY & STONE EXTRA
CARE'S PROPOSED REDEVELOPMENT OF 32, 33, 34 FITZALAN ROAD AND
14, 16 CHURCH STREET, LITTLEHAMPTON**

McCarthy & Stone Extra Care would like to thank you for your attendance at its recent public exhibition and for sharing your valuable comments in relation to the above proposed development.

The exhibition was held as part of McCarthy & Stone's commitment to pre-application community consultation and in line with Arun District Council's adopted Statement of Community Involvement. All feedback received will be fully considered and evaluated and we will continue to keep you updated in relation to the proposals.

In the meantime, if you have any questions or require any further information, please do not hesitate to contact us on 0800 169 8766.

Yours sincerely



Kimberley Graham
kimberleygraham@nexcommunications.co.uk

List of Site Owners For Certificate B

Diocese of Chichester
c/o 34 Fitzalan Road
Littlehampton
W. Sussex

Ms S M Worsford & Mr T C Worsfold
33 Fitzalan Road
Littlehampton
W. Sussex

Mr A A Avery & Ms I E Avery
32 Fitzalan Road
Littlehampton
W. Sussex

Mr D Batchelor & Ms S E Batchelor
16 Church Street
Littlehampton
W. Sussex

Mr D F Fellows & Ms J E Fellows
14 Church Street
Littlehampton
W. Sussex

