

Planning Statement

*Proposed Extensions / Conversion of Existing detached house
into a Secure Mental Health Care Home.*

*(Proposed 14 bedroom care home all with en-suite's, communal bathroom / wet room
and large communal Living / dining room areas. Single storey link extension linking the property with the existing
Arundel Park Lodge Nursing Home at numbers 22 & 24 Arundel Drive East)*

*26 Arundel Drive East
Saltdean.
Brighton.
BN2 8SL
East Sussex.*



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Introduction:-

This Planning Application to form a Mental Health Secure Care Home is being made by The Whytecliffe Group who currently run and own 22 & 24 Arundel Drive East known as Arundel Park Lodge which is a nursing home for up to 32 residents.

The group also run and own Glentworth House Nursing Home in Pembroke Avenue Hove.

The sole directors of the group have been within the care industry since 1988.

The proposal is to form a dedicated mental health care home which will have a single storey ground floor link joining number 26 with numbers 22 and 24. Number 26 will be served by the catering facilities of the adjoining nursing home with specialist care workers providing 24-hour care.

The proposals will form a 14-bedroom care home with communal living room / dining areas, resident kitchen area to help provide residents to prepare snacks, drinks and possibly home baking with adequate staff assistance so as to provide a home environment for dementia patients.

Information obtained from the Brighton & Hove City Council website states

The care system is under huge pressures to provide adequate care for older people.

The Local Authority have challenges for several reasons which pose as significant difficulties for providers and commissioners which include the following: -

Increasing demand for care

Prior to COVID-19, we saw small reductions in referrals, particularly in referrals for non-specialist residential care. This coincided with the city's long-established intention to support people in their community for longer and to place fewer people in registered care homes.

Since 2022 the number of placements has risen above pre-COVID levels.

Increasing prevalence of high frailty, dementia and complex comorbidity

Demand has increased particularly for services that can support extremely vulnerable people with multiple conditions. This has been driven by hospital discharges but also changes in demographics.

Whilst life expectancy has been increasing over several years, healthy life expectancy has fallen in recent years. People are living longer in ill health, with frailty and multiple long-term conditions increasingly common amongst older people in residential care.

For those living with dementia, the recorded prevalence rates amongst people aged 65 and over in Brighton & Hove are higher than in both England and the South East. Rates are predicted to rise significantly in the next decade.

Workforce, quality, and resilience challenges

The national workforce challenges in adult social care have been made worse in recent years by the effects of: COVID19.

Brexit.

people exiting the labour market.

the cost-of-living crisis.

Issues continue to challenge the whole sector including: recruitment and retention.

pay and reward.

support.

training.

career progression.

This has increased the risk to services. Services require resilience planning at all levels to safeguard people who are being given care.

Care reform impact on fees and self-funder arrangements

Proposed reforms to fee-charging have been delayed. Clarity is still needed on the long-term funding strategy for adult social care, as well as outcomes from the Fair Cost of Care exercise which received low participation levels both in Brighton & Hove and nationally.

The cost-of-living crisis

The unprecedented escalation in costs, particularly energy bills, has shaken the sector. Financial challenges have been created due to:

*the Increased demand for our services.
spiralling inflation.
the impact of the pandemic.
the cost-of-living crisis.*

Brighton & Hove City Council currently has

*a strong residential care offer, but with gaps in specific areas.
a shortage of high frailty and nursing care.
a severe shortage of residential and nursing dementia beds, alongside functional mental health, which has resulted in large numbers of people being placed out of the city.
a shortage of long-term planned respite care.
a shortage of specialist care for people under 65 years old.
severe financial pressures for both Brighton & Hove City Council and independent providers.
a care workforce shortage.*

Brighton & Hove City Council current has the following number of beds in relation to specific needs within the care sector are as follows.

Independent Care Home with nursing 668 beds

Independent Care Home with dementia Nursing 350 beds

Independent Care Home Older People Dementia and with Mental Health 174 beds

Independent Care Home with Mental Health Nursing 17 beds

Information below has been taken from the Care Home Professional Magazine which states

The proposed alterations to the National Planning policy and also the unmet needs of an ageing population and also help by changing the planning classes to help with providing adequate care spaces within local communities.

Unmet needs of an ageing population

According to the 2021 census, 9% of the population of England and Wales is aged 75 or over and 18% of the population is aged 65 or over. The NPPF consultation material also highlights that by 2041 its forecast that one in four of the population will be aged 65-plus years old.

Yet, despite the future forecast and current demographic population data, the Retirement Housing Group UK (RHGuk)'s recent report planning for retirement describes how the supply of specialist housing for older people has failed miserably to keep pace with the ageing population: falling from 139 properties per 1,000 people for those aged 75 or over in 2015, to 110 properties in 2021, a 21% drop. Currently only 6% of over-65s live in later living specialist accommodation, and less than 1% in housing with care.

NPPF amendments

The amendment proposed to paragraph 63 of the NPPF seems well-meant. The specific reference to older people will hopefully encourage local plan policies to be informed by an understanding on the housing needed for different groups in the community, including the needs of older people. The amended text will see the current inclusion of older people being followed by reference to, "...including for retirement housing, housing-with-care and care homes".

But what about specialist housing for older people? We already know this type of accommodation is not being delivered in sufficient quantity – through local plans or speculative planning applications and appeals. We already know the average rate of delivery is forecast to need to be significantly increased by just over fourfold. Yet the importance of specialist accommodation remains off the radar by the proposed amendments.

Use Class disorder

Planning policy also needs to consider the question of Use Class for extra care schemes. There is currently a lack of clear planning guidance on this issue and local authorities often take different approaches in their assessment of which Use Class extra care or later living schemes should fall within. This ambiguity causes problems in the application of affordable housing and CIL, as Use Class C3 requires developers to provide affordable housing and CIL contributions,

whereas this is not always the case for Use Class C2. This can cause unnecessary delays in the decision-making process which creates increased cost to developers and further hinders the delivery of accommodation for older people.

As such, it would be beneficial if planning policy guidance could be improved to include an analysis into how the different forms of older person's accommodation can be classified within the Use Class system. This will ensure that clarity is provided for developers on matters such as affordable housing and CIL contributions, as well as achieve a more consistent approach across the country.

One solution could be for further guidance to set out the specific characteristics of extra care schemes which would fall within each Use Class, as the GLA has done in regard to affordable housing provision within the London Plan. This approach would recognise the considerable variation across the scope of extra care development and would attempt to draw upon the specific characteristics which would fit within either Use Class C2 or C3, rather than attempting to offer a blanket approach.

Conclusion:-

With the demand for quality care within the Brighton & Hove area at an all time high the proposals would provide a much-needed Mental Health Care Home which would allow local residents within the surrounding area to be cared for within close proximity to other family members.

The proposed Care Home is located within a idyllic surroundings overlooking Saltdean Park and a short walk to the seafront.

The main bus routes which run along the main seafront road (A259) linking Saltdean with Brighton, Hove, Shoreham, Lancing and Worthing to the west and Newhaven, Seaford and Eastbourne to the east.

With all the above criteria mentioned the proposed care home would be a benefit to the local area and the local community. The proposed alterations are all within an acceptable proportion with the design of setback first floors with parapet walls matching those on 22 & 24 Arundel Drive East, all materials are to match the existing building and surrounding buildings for these reasons it is hoped the planning application will be approved.