

Letter of intent

In respect of

77 Lustrells Vale, Saltdean, BN2 8FA

On behalf of

**Dervis Alkan GUROL
MPharm PG Dip (Law)**

04th of March 2024

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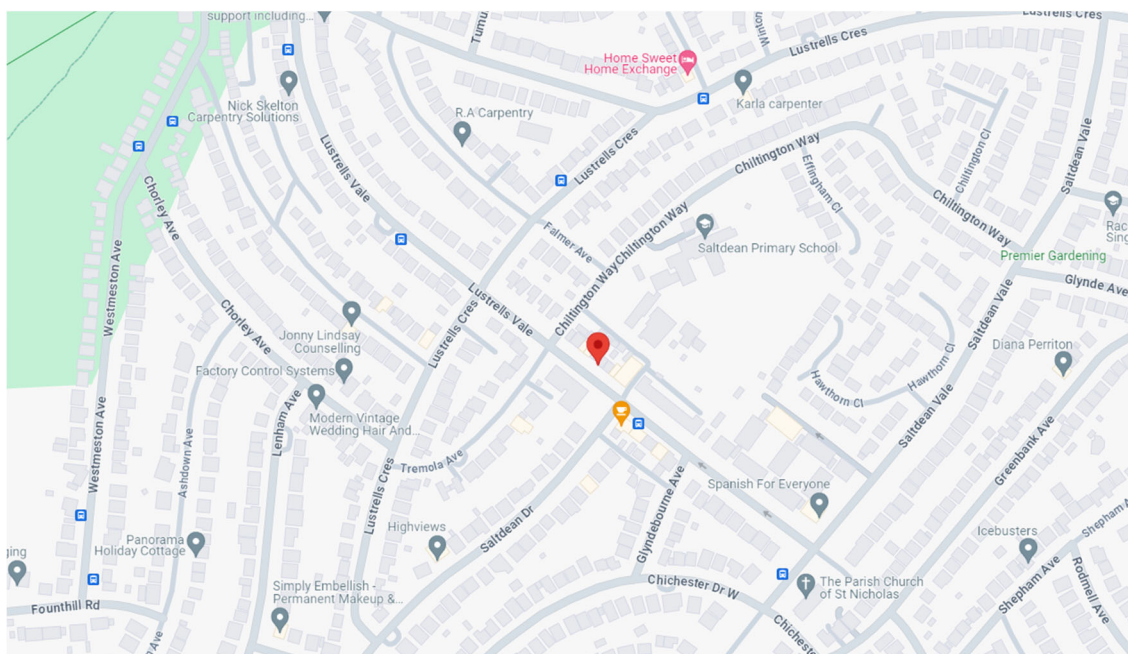
1. INTRODUCTION

- 1.1 This letter of intent has been prepared in support of a full planning application for the rear extension to 77 Lustrells Vale Saltdean BN2 8FA. This will be an extension no larger than what has already been built at numbers 71, 67, 65 and 87 Lustrells Vale Saltdean which extend as a single story the full length of the rear of the property.
- 1.2 This letter of intent has also been produced for getting full planning permission to develop the single story to the rear of the property and allow this to be fully roofed and attached to the rear garage which will also be rebuilt.
- 1.3 The proposal complies with all relevant national and local planning policies. With the City plan, part one and part 2 demonstrated that Brighton and Hove will need to provide more homes, more employment and a better infrastructure over the next ten years. We will be enhancing the community by providing jobs, increasing the needs of the community and enhancing the natural environment, habitats and species. CP4 of the Brighton and Hove plan part one, shows Saltdean as a prominent defined local centre.
- 1.4 The proposal will constitute and contribute a high-quality design to the area and high demand for the services that it will provide to the community.
- 1.5 The development will also be designed and constructed with high standards to allow an increase in services that it will provide.
- 1.6 The proposal will contribute to the focus of growth that Brighton, Hove and Saltdean intend to have within the next ten years. The increase of homes and local amenities will need the hub of the community such as the pharmacy to provide ever-increasing demands and facilities for the locals.
- 1.7 In Determining the overall scheme and design, the following plans and drawings should be considered;
- | | |
|-------------------------------------|------------------|
| - Location plan, Ref | LUS RA 01 010 PL |
| - Existing Roof plan of urban block | LUS RA 01 011 PL |
| - Existing Ground Floor Plan | LUS RA 01 012 PL |
| - Existing Roof Plan | LUS RA 01 013 PL |
| - Existing Elevations A-A / B-B | LUS RA 01 020 PL |

- Existing Section A-A LUS RA 01 020 PL
- Proposed Ground Floor Plan LUS RA 01 100 PL
- Proposed Roof Plan LUS RA 01 101 PL
- Proposed Elevations A-A / B-B LUS RA 01 200 PL
- Proposed Section A-A LUS RA 01 200 PL

2. Site and Context

2.1 The site is located North of Saltdean Park and it's the hub of the community. The site is an urban block that includes other shop amenities such as a Coop supermarket, restaurant, café and takeaway food shops.



2.2 The site is shown above with a red pin and what can be seen is the vast number of residential homes this urban block sits within. Saltdean is a coastal village in the city of Brighton and Hove. Saltdean is approximately 5 miles east of central Brighton, 5 miles west of Newhaven and 6 miles south of Lewes. For the Saltdean community accessing NHS services and pharmacy is difficult due to the location. Therefore, enhancing the local pharmacy to increase the capacity of its services it will give the support this community requires.

3. Current owner review of necessary amenities

3.1 Healthy-U Pharmacy is the community pharmacy of Saltdean and I'm the owner and Superintendent Pharmacist. My pharmacy has over 4,000 patients who come and see us regularly, frequency of visits can vary from daily, weekly or monthly. Our current premises were not designed for such footfall and they are certainly not designed in line with our communities evolving health care needs.

As you are all aware, the role of community pharmacy 30 years ago was significantly different to nowadays. Community pharmacies now offer an expanded range of services beyond traditional dispensing, including medication reviews, NHS vaccinations, health screenings, and minor ailment management. These additional services contribute to the NHS's goal of delivering more accessible and integrated care within local communities.

In addition to these services, February 2024 saw the start of NHS Pharmacy First, patients can now visit their community pharmacy for these seven conditions to obtain medication without needing a GP appointment:

- * Sinusitis.
- * Sore throat.
- * Earache.
- * Infected insect bite.
- * Impetigo (a bacterial skin infection)
- * Shingles.
- * Uncomplicated urinary tract infections in women.

Our existing premises which are located at 59-61 Lustrells Vale, Saltdean, BN2 8FA is at somewhat "physical capacity" due to a lack of space, lack of consultation rooms and lack of dispensary area to install a dispensing robot to ensure enhanced patient safety.

Community Pharmacies are actively involved in promoting public health initiatives, such as smoking cessation, healthy living advice, weight loss, sexual health services and we are also a pharmacy that delivers locally commissioned services in Saltdean for Brighton & Hove City Council.

NHS is currently looking at commissioning pilot sites for their Pathfinder Pathway. These sites enable community pharmacist prescribers to support primary care clinical services. The goal is to facilitate quicker and more convenient access to safe and high-quality healthcare, including the prescription of appropriate medicines for minor illnesses, monitoring of long-term health conditions, and preventive care. However, in Saltdean, we will not be able to deliver these services or volunteer to become a pilot site due to the lack of a consultation room that is accessible by disabled patients who are using wheelchairs. Also, we were not able to offer COVID-19 vaccines in our existing premises due to not having adequate space, and as a result of this, members of our community had to travel as far as Haywards Heath to get vaccinated. I would like to highlight the effects of the CO2 footprint created by each patient who had to travel so far for one COVID-19 vaccine.

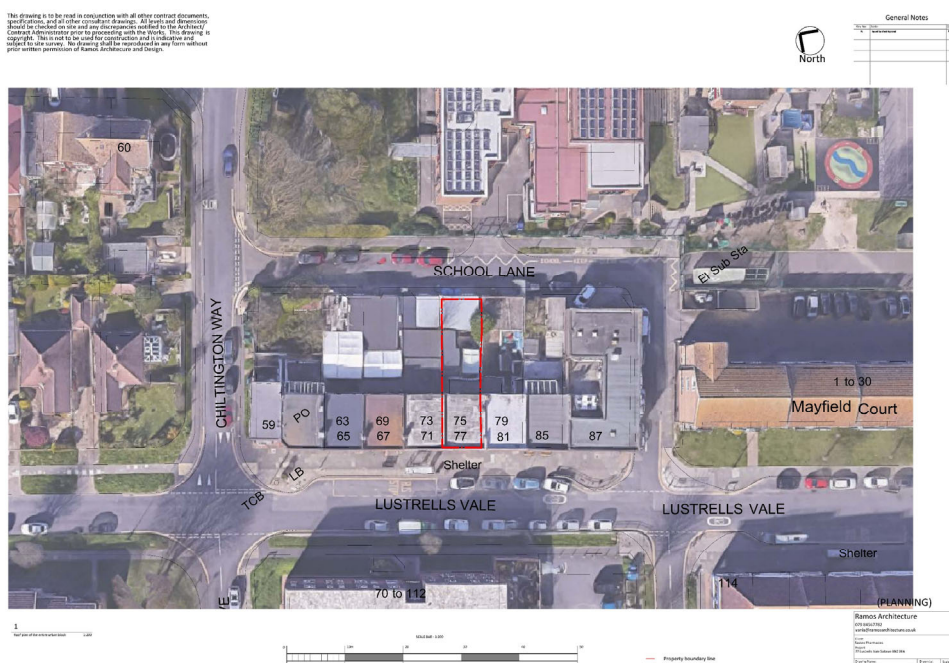
Creating a modern pharmacy with multiple consultation rooms that can address the needs of our community is a necessity.

Currently, Rottingdean Pharmacy is facing a risk of closure due to recently approved planning to knock the building down and erect a new shop and flats above. If Rottingdean Pharmacy is to close or have any level of disruption whilst building works are being carried out, approximately 2,900 patients would need to find another pharmacy to use. In our current premises, we would not be able to safely serve patients who may need a new pharmacy to collect their vital medication.

Dervis Alkan GUROL MPharm PG Dip (Law)

4. Development Parameters

- 4.1 The rear extension to 77 Lustrells Vale will provide the pharmacy with services this community requires and it will also increase the facilities so that residents do not have to travel expanding distances for their conditions.
- 4.2 As seen on the Image of the urban block below, extensive roofs extensions have developed through history and have left a mass of grey flat roofs. The rear extension that we are proposing for the rear of 77 Lustrells Vale will include a green roof and solar panels above the flats at 75 Lustrells Vale. There is often little space for greenery in urban areas. The ideal solution for this is greenery on the roof. This will not only be appealing to look at, but it will also offer many advantages such as water buffering, temperature regulation, sound insulation, and air purification but it also encourages biodiversity. This will enhance the local conditions of this site which currently has a very small amount of green and it will encourage local biodiversity.



- 4.3 The site depicted above in Red line is the hub of this local community and with the extension, it will increase and facilitate the locals even further by producing a pharmacy that will work with the ever-growing population.

5. Summary and planning consideration

5.1 This planning application seeks full planning for a rear extension of this property to allow for the pharmaceutical amenities required for the local community.

5.2 This document has demonstrated that;

- The design and proposal of the new development do not impede or impact the current condition. They will in fact enhance the biodiversity and local amenities.
- The integration of a green roof will provide acoustic properties and enhance biodiversity which the current roof extensions to 65, 67, 71 and 87 do not supply in this urban block.
- The introduction of solar panels means that the project is taking into consideration the local Brighton and Hove plans of becoming carbon neutral.
- The extension will allow the pharmacy to increase the services they supply which will mean locals travelling less distances to their local pharmacies. This will make this pharmacy decrease the carbon footprint of the local community.
- It has high standards of design in terms of materials and construction methods used.
- It will not impact the amenity of neighbouring properties by virtue of its citing, materials, scale, mass or intensity of use.

5.3 The proposal complies with the relevant Local Plan and National planning policy Framework and future master planning of Brighton and Hove city plan part 1 and 2. It's therefore favourable that this will become the hub of the community when the development is built.

6. Appendix

6.1 In Determining the overall scheme and design, the following plans and drawings should be considered;

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