

## OVERVIEW

### CLIENT

Retirement Villages

### SECTORS

Care

### LOCATION

South Chailey, East Sussex

### PLANNING AUTHORITY

Lewes District Council

### HIGHWAY AUTHORITY

East Sussex County Council

### PROJECT TEAM

LCE Architects  
EnPlan

### PROJECT MANAGER

Andrew Snowden

### PROJECT DIRECTOR

James Darrall

### RELATED PROJECTS

Land off Hospital Road,  
Moreton-in-Marsh



# GRADWELL PARK, SOUTH CHAILEY



### PROJECT

We were appointed by Retirement Villages to support a scheme for a retirement village off Gradwell End, South Chailey. Initially, this comprised a 40 bed care home and 40 extra care units, which was allowed at appeal in 2015. A subsequent revised application was submitted in 2017 for a scheme comprising 65 extra care units.

### APPROACH

The original development had been recommended for approval and there were no objections raised by the highway authority, but the application was refused by the Council's planning committee with two reasons for refusal that in part related to the sustainability of the site in transport terms. We were subsequently appointed to provide expert witness at the planning appeal. As part of this we prepared a Proof of Evidence and a Statement of Common Ground with the highway authority. These demonstrated that the development was sufficiently sustainable in transport terms, taking into account on-site facilities that reduced the need for travel, along with a bespoke minibus service for use by residents. The minibus service was also proposed to operate a staff shuttle service to allow staff from surrounding areas to travel to the site by sustainable means.

Following the approval of the appeal scheme, we were appointed to support a revised planning application for 65 extra care units. We prepared a Transport Statement as part of this which demonstrated that the proposals would deliver the same sustainable transport benefits as the approved scheme, but would be associated with fewer vehicle trips as a result of the reduced scale.

### OUTCOME

The planning application was approved by Lewes District Council in 2017.

