



Linfield House Proposal A Planning Statement & Heritage Statement



**18-22 Wykeham Road, Worthing
BN11 4JD**

Rev A: 27 November 2025



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1.0	Introduction
1.01	This statement has been prepared to support the Application for Planning Permission and conservation area consent for alterations to an existing building, Linfield Care Home, 18-22 Wykeham Road, Worthing, West Sussex BN11 4JD.
1.02	<p>These alterations include:</p> <ul style="list-style-type: none">• Conversion of existing visitors lounge located on the ground floor into 1no. bedroom.• Formation of new glazed link on ground floor from reception to existing bedrooms.• Conversion of existing meeting room located on the ground floor into new bedroom• Formation of new internal store (planning permission not required)• Three-storey extension to provide 3no. new bedrooms to the south east corner of the site.• Photovoltaic panels to selected roof areas
1.03	This statement forms the design and access statement including a Heritage Statement which describes the site and its surroundings, the development in detail and how it responds to its context.
1.04	The Planning Statement should be read in conjunction with the planning application and the submitted drawings.

saville jones

2.04	Guild Care is also one of the largest employers in Worthing, with over 650 dedicated and caring staff and the support of more than 300 fantastic volunteers. Their vision is for all people in need of care to be live fulfilling, safe and secure lives. We will achieve our vision by ensuring our support and services are accessible, effective and lovingly delivered.
2.05	Guild Care are a “values” based organisation and their areas of social impact are to reduce social isolation and social stigma related to age, illness and disability and to ensure that residents in our homes live well and love every day.
2.06	Guild Care’s key difference is that they offer a forever home, when residents run out of the ability to fund their own care. They have higher levels of staffing due to the fact that they are a charity and don’t have shareholders to satisfy so invest in services and resources and in the local community. The care homes fund community services work. They offer nursing as standard and fees do not change as residents needs increase, they are open and transparent and easy to deal with therefore all the homes are very popular.
2.07	Guild Care have three care homes. Linfield House is a 54 bedded home and is completely full and unable to meet demand.
2.08	Linfield House is a challenge to operate compared to our other homes due to the fact that it is the smallest home but needs the same level of management and resources and high number of care staff due to the fact that all residents live with dementia. The proposed additional beds will mean we can level up the economies of scale, as all management and infrastructure is in place and it will create additional front line care jobs and housekeeper positions.
2.09	The care homes are the main income stream for the charity and are vital. The homes offer significant social value. Some of our impact can be seen on carehome.co.uk reviews pages.
2.10	Guild Care homes are fully staffed and have established and stable teams in place with high levels of staff retention and tenure. They offer a significant amount of palliative care and short terms respite which is ever more needed as hospices are unable to offer the required placements due to staffing and financial reasons.
2.11	West Sussex’s population demographic is older in the southeast region and England as a whole. This presents challenges in relation to the demand for and provision of services, but also in the way that older people are perceived and included in the wider community.
2.12	There are approximately 94,000 people aged 65 to 74 years and a further 89,000 aged 75 years and over in West Sussex. This equates to an estimated 183,000 residents who are over retirement age. There are some small areas of West Sussex where more than 50% of the resident population are aged 65 or above. In particular, small areas within the wards Rustington East, Rustington West, East Preston, Kingston, and Ferring have a largely older population.
2.13	Moreover, the population of older adults is projected to increase nationally and locally. In West Sussex, the population of adults aged 70+ is projected to grow

	at the fastest rate. In 2039, more than 30% of the resident population is projected to be aged 65 or older.
2.14	Over the next 25 years, the number of adults aged 65+ admitted to hospital due to a fall is projected to nearly double, rising from 3,940 admissions in 2014 to 7,330 in 2039.
2.15	As people live older we are seeing and can continue to see an increase for quality dementia care and support with managing complex needs and co morbidities. Effective social care improves lives and reduces the reliance on statutory services.
2.16	The modest proposal and increase in 5No rooms will go some way to ease dementia care locally and the viability of the home. Allowing funds to added to outreach dementia programmes.
3.0	The Site
3.01	The property is a care home located on the north side of Wykeham Road and within the Shakespeare Conservation Area. The building was constructed in 2003/ 2004. The building is set across the site, running in a north-west to south-east direction, almost parallel to Wykeham Road with sizable gardens around its perimeter.
3.02	There are residential properties neighboring either side of the application site and on Wykeham Road to the south and Victoria Park to the north-east of the application site. The property has good open ground to the south-west and secure landscaped gardens. The rationale for the design of the nursing home is suggestive of separating two larger blocks visually by forming a flat roof section between the Victorian style ‘Villas’.
3.05	The two and half storey brick and tile hung “villa” with pitched roofs and dormers is located in the northern corner of the site. This is set back from the Wykeham Road boundary by some 23m and 13.4m at the closest point.
3.06	The “villa” is linked to a taller three storey block by a contemporary designed glazed link forming a physical and visual connection to the larger building located in the south-east portion of the site. The building entrance is marked by a canopied porch entrance located directly from the car park.
3.07	This is a three-storey block to the south is set back from Wykeham Road by some 13.6m and 4.7m at the closet point. This portion of the building has fairfaced brickwork at ground floor level with mock timber/ Tudor framing with painted rendered panels to the first and second floors.
3.08	Within the care home there are communal areas including residents’ lounges and dining areas located in the central glazed section, with views of the park and the surrounding gardens.
3.09	The roofline across the building varies, with pitched clay roof predominantly and central flat roofs and dormer windows.
3.10	The building is surrounded by areas of landscaping. There is a landscaped area including areas laid to lawn, planting beds and car parking forms the

	building frontage. A fairfaced brickwork wall with shrubbery and trees to selected areas forms the Wykeham Road frontage.
3.11	Surrounding Context
3.12	The surrounding buildings are two-storey semi-detached dwelling, No. 24 Wykeham Road, located to the north of the site, positioned approx. 6.4m away from the boundary. The boundary comprises a timber close board fencing and dense vegetation.
3.13	Victoria Recreation Ground Park, a public park with a play area, is laid out with a number of perimeter pathways; a children's playground and football pitches forms the north-east boundary. There are existing trees located which screen the park and a metal open amenity fence, approx. 2m high to this boundary. The landscaped gardens have seating areas for residents located on the park side of the building.
3.14	The landscape gardens continue around the south-east of the site. These are landscaped beds with paved pathways planting and shrubbery which is used by the staff and residents.
3.15	The boundary with No.16 Wykeham Road comprises of a brick wall 800mm high with a timber closed board fence on top of the wall, total height of 1.8m, running the full length of boundary. There is a timber close-boarded fence, approx. 1.8m high, located at the southern corner of the building providing security to the gardens.
3.16	Directly opposite Linfield Care home on the southern side of Wykeham Road is Melrose Care, 7-11 Wykeham Road, a two storey property comprising of three "villas" joined with a two-storey glazed link with flat roof, similar in style to Linfield House.
4.0	Relevant planning history
4.01	Previous applications have been made at the address of 18-22 Wykeham Road for Frazer Lodge and for Linfield Care home.
4.02	Pre-application advice ref. PREAPP/0469/24 was submitted by Saville Jones Consultants with a response provided by Rebekah Hincke, Worthing Borough Council dated 06 March 2025. This application has given consideration to the advice given by Worthing Borough Council and has looked to provide a scheme which can be supported for approval.
4.03	Previous applications have been made relating to tree works and dating back to the original construction of the Linfield care home in 2003. Please find below previous planning and conservation area applications:

	<p>Application for consent under Worthing Tree Preservation Order 13/1992 to crown lift by approximately 2 metres to one... Show more description</p> <p>Frazer Lodge 18-22 Wykeham Road Worthing West Sussex BN11 4JD Ref. No: 04/01437/TPO Received: Tue 14 Dec 2004 Validated: Tue 14 Dec 2004 Status: Decided</p> <hr/> <p>Demolition of existing buildings and construction of a 54 bedroom Residential Care Home incorporating 13 off road car... Show more description</p> <p>Frazer Lodge 18-22 Wykeham Road Worthing West Sussex BN11 4JD Ref. No: 03/00794/FULL Received: Fri 04 Jul 2003 Validated: Fri 04 Jul 2003 Status: Decided</p> <hr/> <p>Application for Conservation Area Consent for demolition of existing buildings on the site in connection with the... Show more description</p> <p>Frazer Lodge 18-22 Wykeham Road Worthing West Sussex BN11 4JD Ref. No: 03/00795/CAC Received: Fri 04 Jul 2003 Validated: Fri 04 Jul 2003 Status: Decided</p> <hr/> <p>Change of use of residential nursing home to offices (Class B1) for a temporary period</p> <p>Frazer Lodge 18-22 Wykeham Road Worthing West Sussex BN11 4JD Ref. No: 02/00668/FULL Received: Thu 04 Jul 2002 Validated: Thu 04 Jul 2002 Status: Decided</p>
4.04	<p>PROPOSED FIRST FLOOR EXTENSION ABOVE EXISTING LINK EXTENSION</p> <p>Frazer Lodge 18-22 Wykeham Road Worthing West Sussex BN11 4JD Ref. No: 93/05895/FULL Received: Thu 10 Jun 1993 Validated: Fri 11 Jun 1993 Status: Decided</p> <hr/> <p>PROPOSED REPLACEMENT OF EXISTING TIMBER SASH AND CASEMENT WINDOWS WITH UPVC WINDOWS TO MATCH... Show more description</p> <p>Frazer Lodge 18-22 Wykeham Road Worthing West Sussex BN11 4JD Ref. No: 90/05772/FULL Received: Wed 08 Aug 1990 Validated: Wed 08 Aug 1990 Status: Decided</p>

4.05	<div data-bbox="365 320 1112 385"> Application for consent under Worthing Tree Preservation Order No.13 of 1992 to fell and replace one Red Horse Chestn... </div> <div data-bbox="365 389 604 416">Show more description</div> <div data-bbox="365 427 1043 490"> <p>Linfield Care Home 18 - 22 Wykeham Road Worthing West Sussex BN11 4JD</p> </div> <div data-bbox="365 495 1123 555"> <p>Ref. No: AWDM/0019/15 Received: Thu 08 Jan 2015 Validated: Thu 08 Jan 2015 Status: Decided</p> </div> <hr/> <div data-bbox="351 645 695 674"> Enclosure of entrance porch. </div> <div data-bbox="351 687 1085 777"> <p>Linfield 18 - 22 Wykeham Road Worthing West Sussex BN11 4JD Ref. No: 07/1444/FULL Received: Tue 27 Nov 2007 Validated: Thu 29 Nov 2007 Status: Decided</p> </div> <hr/> <div data-bbox="351 833 1090 896"> Application for consent under Worthing Tree Preservation Order No. 13 of 1992 to tidy and deadwood one Sweet Chestn... </div> <div data-bbox="351 900 587 925">Show more description</div> <div data-bbox="351 938 1085 1028"> <p>Linfield 18 - 22 Wykeham Road Worthing West Sussex BN11 4JD Ref. No: 07/1314/TPO Received: Mon 22 Oct 2007 Validated: Mon 22 Oct 2007 Status: Decided</p> </div>
5.0	Heritage Context
5.01	<p>Linfield House is located within the Shakespeare Road Conservation Area of Worthing. Shakespeare Road lies nearly half a mile from Worthing town centre and runs south from Tarring Road to Shelley Road. The Shakespeare Road Conservation Area covers the area north of Richmond Road, bounded by Victoria Park to the east and extending westwards to include Heene Road. Heene and Winchester Road conservation areas lie immediately adjacent to the south.</p> <p>As such the proposals have endeavored to maintain the style of architecture originally conceived and paid particular importance to the guidance contained in the Conservation Area appraisal in relation to any proposed development.</p>
5.02	<p>Relevant points stated in the Shakespeare Road Conservation area Appraisal 2009:</p> <ul style="list-style-type: none"> • <i>Three distinct types of housing are discernible. There are a few detached houses; the largest of these usually stand on generous plots, predominantly on the north side of Wykeham Road and on Chaucer Road. There are groups of small, terraced houses on Heene Road (between Manor Road and Chaucer Road) and along the west side of Shakespeare Road, near the church. Elsewhere, the housing is closely packed, semi-detached with vertical emphasis.</i> • <u>Architectural & Landscape qualities</u> <i>Materials Brick predominates; most is red-brown or dark red and some brickwork is very finely pointed (e.g. on the south side of Cowper Road).</i>

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	<i>Shakespeare Road Conservation Area map outlined in green.</i>
5.04	<p>Within the Shakespeare Road Conservation area there are no listed buildings.</p> <p>The nearest listed buildings of note in the vicinity are Beechwood Hall Grade II & Park Crescent Grade II, both located within the Park Crescent Conservation Area.</p> <p>The listings are described as follows:</p> <p><i>"PARK CRESCENT 1. 5406 Beechwood Hall TQ 1402 NW 1/27 11.10.49. II GV 2. Private Hotel. This is approached from Wykeham Road but it was actually built as part of Park Crescent as North and South Swiss Cottages, presumably at the same date and by the same architect. 2 storeys, attic and basement. Faced with roughcast. Red tiled roof. The roof sweeps right down to the ground floor on south side and forms a veranda with square trellised wooden columns and cornice. Window with oriental shaped lights copied from the Pavilion, Brighton. Projecting porches on east front (the main centre one modern) with rustic wooden balconies above them and an outside staircase to one of them. Hipped gables with scalloped bargeboards. Dormer windows on 2nd floor probably added. One pointed turret. Chimneys with twisted or zig-zag ornamentation.</i></p> <p><i>Nos 1 to 14 (consec) and the gateway and lodges form a group with Beechwood Hall."</i></p> <p><i>"PARK CRESCENT 1. 5406 Nos 1 to 14 (consec) TQ 1402 NW 1/26 11.10.49. II* GV 2. 1829-1830. Amon Henry Wilds Architect. 3 storeys. 3 windows each. Stuccoed. The houses are built in 3s. Each centre house projects with pilasters from ground to 1st floor having Corinthian capitals with honeysuckle leaves in the centre of them, entablature above with garland ornamentation to the frieze, then 2nd storey with small plain pilasters, round-headed windows and pediment above. The outer houses have only a stringcourse above the ground floor, cornice above 1st floor with garland ornamentation in frieze and a castellation effect to form a sort of balustrade in front of 2nd floor windows. The outside window of these outer houses is set back and on the ground floor there are pairs of porches with caryatid columns and balcony above. Some of these balconies have been glazed. Some of the houses have had iron balconies added. Windows in frames, the ground floor ones with entablatures over, those in the central houses with semi-circular panels over them. Some glazing bars missing. Rectangular fanlights to all doors.</i></p> <p><i>Nos 1 to 14 (consec) and the gateway and lodges form a group with Beechwood Hall."</i></p>
5.05	The proposed works have been designed with full consideration of the conservation area status, ensuring that the development preserves and where appropriate enhances the character and appearance of the surrounding built environment.
5.06	The proposals, although not significant in scale, are considerable in terms of their public benefit to specialist dementia care in the community and employment provided. The design, mass and materials used reflect the existing

	building and the character of the conservation area.
6.0	The Proposal
6.01	<p>Guild Care in its role as a social care charity wishes to expand its care home services to meet the growing needs of the local community. A feasibility study was commissioned by Guild Care in 2024 to assess to the potential to increase their residential accommodation capacity. The proposals look to adapt and extend the property in a sensitive manner to provide much needed care home facilities.</p> <p>This resulted in Pre-application advice being sought from Worthing Borough Council Planning Department dated 06th March 2025.</p> <p>The opening advice given by the planning officer was;</p> <p><i>"In my opinion there is no objection in principle to the proposed extension to the existing care home which would make a small contribution to meeting the need for additional care bed spaces within an established care home site in a sustainable location."</i></p> <p>The proposals have fully regard to the advice and comments contained in pre-application advice and the revised scheme has been developed to address concerns raised with the original proposal and provide the necessary level of accommodation, to make the care home economically viable.</p>
6.02	<p>Conversion of existing visitor's lounge</p> <p>The existing visitors lounge is located on the ground floor adjacent to the reception and has been identified as an under-utilized space within Linfield House. The proposal is to convert this area to provide 1no. new bedroom with an en-suite. The alterations require 3no. windows to be infilled on the flank walls and the creation of a link corridor at ground floor to the main Richmond suite of bedrooms.</p>
6.03	<p>The Richmond suite is designated for elderly and mentally infirmed residents and has its own designated lounge and dining area. A new single storey glazed link has been created to provide access to the Richmond suite. This has been designed in a similar manner with matching materials to the existing glazed two storey link, with a large area of curtain walling glazing with a flat roof over. This maintains the visual separation of the two "villas" in line with the original design concept.</p> <p>The photomontage below has been prepared to illustrate how the visual separation of the care homes blocks will be maintained.</p>



Existing glazed communal room.



Proposed glazed link and to new bedroom in the converted lounge.



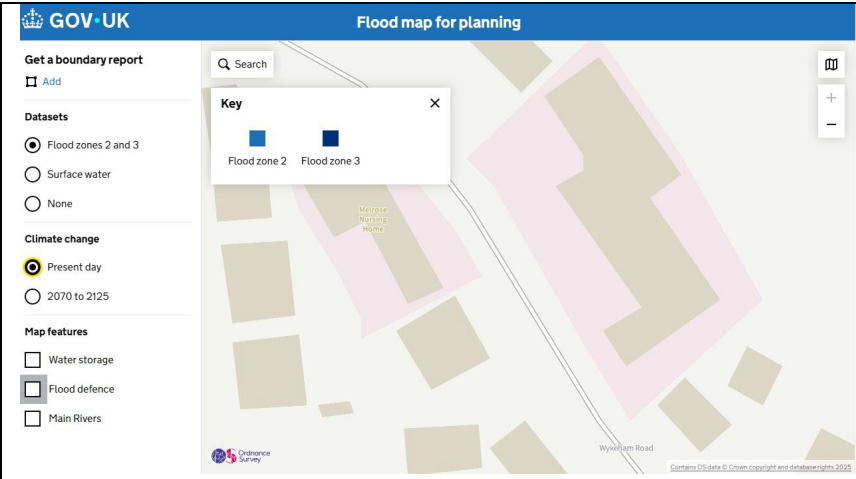
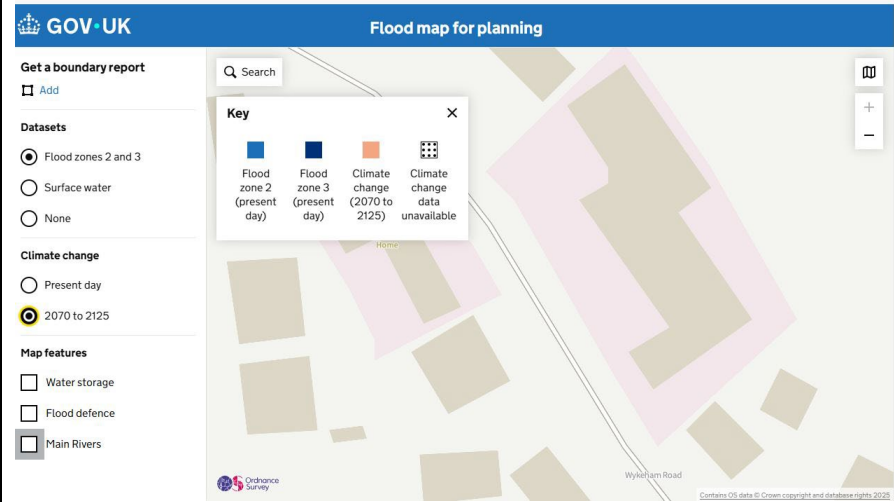
6.04	<p>South east Extension</p> <p>A new three storey extension to provide 3no. new bedrooms to the south-east corner of the site forms part of this application proposal. The extension has been set back towards the rear and it not readily visible from Wykeham Road.</p> <p>The area located in the south-eastern corner is currently used as a small garden with outdoor seating with access from the ground floor corridor. Extending the property in this corner would create a new bedroom on each floor located next to existing communal rooms.</p>
6.05	<p>Each room would benefit from views of Victoria Park. On the south-eastern elevation an opaque glazed window has been provided to improve daylight levels in each bedroom but to minimise overlooking of the neighbouring property.</p>
6.06	<p>There are 2no. existing ground floor lounge windows that would become redundant as a result of the proposed extension. However, a new window has been introduced on the north-east Victoria Park elevation to improve daylight levels within the communal lounge.</p> <p>The fire escape doors located on the ground floor and internal corridor have also been extended to provide access on each floor to the new bedroom.</p>
6.07	<p>The proposed materials for the three storey extension are to match those of the existing building, including fairfaced brickwork at ground floor; upvc windows of similar proportions to the existing; timber framing detail with rendered infill panels to the first and second floor.</p>
6.08	<p>The pre-application had raised three mains concerns with this proposal which have been reviewed and addressed were possible:</p> <ol style="list-style-type: none">1. massing of the extension has been considered in relation to the adjacent property, 16 Wykeham Road and a hipped roof with dormer windows has been designed to reduce the overall mass of the extension and perception of overbearing. This form matches the existing and due to its position does create any additional overshadowing or loss of amenity to the neighboring garden.2. The existing bedrooms to the south although there will be some impact these rooms are occupied by residents which will not be unduly affected. The high-level of care and close proximity to the lounge area ensure the comfort of end-of-life residents is maintained.3. To maintain the viability of the care home a reduction to 2 rooms is essential.
6.09	<p>Conversion of ground floor training/lounge</p> <p>The existing ground floor lounge/training room located on the ground floor of Richmond House is an under- utilized area of the building. The proposal is to convert this to provide 1no. new bedroom with an en-suite. An existing external doorway would be infilled with fairfaced brickwork. This doorway to the verandah is not used by staff or care home occupants. The existing external windows are to be retained. The existing unused verandah is also retained and unaltered.</p>

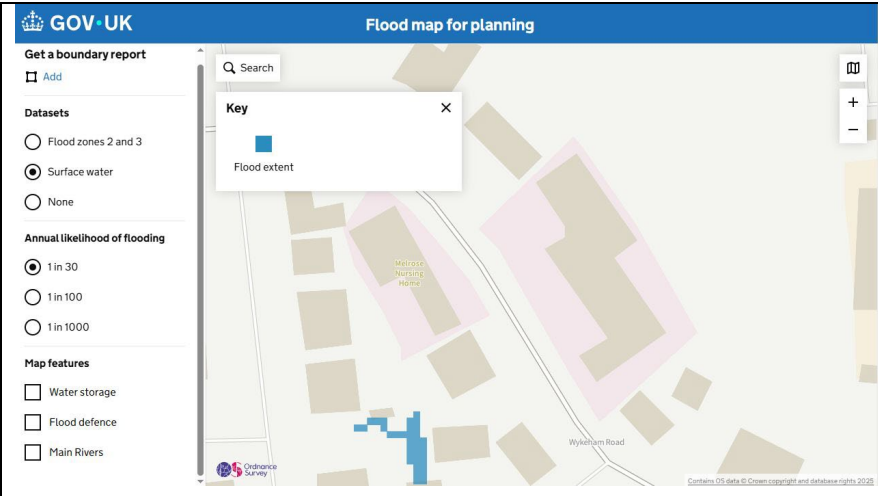
6.10	A new internal store is also being formed on the ground floor of Richmond House to provide further storage provision (planning permission not required).
6.11	<p>Photovoltaic panels</p> <p>Photovoltaic panels are to be installed on selected roof areas- In accordance with Guild Care's environmental policy to reduce CO2 emissions and provide renewable sources of energy, where possible. New PV panels are indicated on the south-west roof slopes and on flat roof areas.</p>
7.0	Sustainability & energy efficiency
7.01	<p>Sustainability of any development is multi-layered from measuring and reducing CO2 emissions to reducing the need to build on green field sites. There are national, regional and local targets and this proposal has been designed to maximise the potential within the context of the site, utilising passive and active environmental design principles to achieve the very best possible reductions in CO2 and energy to accord with local planning policy DM16 and DM17. The sustainability proposals are summarised as follows;</p> <ul style="list-style-type: none"> • Specification of sustainable materials, including re-used; recycled and or greener materials. Timber is to be from Forest Stewardship Council (FSC) certified sources. • All development must meet the prevailing Building Regulations requirements. The development will be brought forward under Part L 2023. Therefore, greatly improving the fabric heat loss and energy consumption. • Photovoltaic panels on the south facing roofs will contribute to the direct electrical usage in the building and residual space will future proof for commercial scale battery storage.
7.02	<p>The south-east 3 storey extension will be designed to achieve high levels of energy performance with a targeted reduction of 10% in CO2 emissions, incorporate the following design features;</p> <ul style="list-style-type: none"> • Exceed the minimum fabric requirements of Approved Document L2 of the Building Regulations • Openable windows have been provided for natural ventilation. • Include 100% low energy lighting.
8.0	Planning policy considerations
8.01	<p>The NPPF and the Worthing Local Plan, considers taking a positive approach to development and a presumption in favour of sustainable development. The application falls broadly into the following policies partly under review:</p> <p>Relevant Local policies</p> <p>DM1- Housing Mix DM2- Housing Density SS1- Spatial Strategy SP1 - Presumption in Favour of Sustainable Development SP3 - Healthy communities DM5 - Quality of the Built Environment DM8 - Planning for sustainable communities / community facilities DM15 - Sustainable Transport and Active Travel</p>

	DM16 - Sustainable Design DM17 - Energy DM18 - Biodiversity DM20 - Flood Risk and Sustainable Drainage DM24 - The Historic Environment
8.02	<p>This proposal has been developed with due regard to the relevant policies of Worthing Borough Council's Local Plan 2020- 2036, including:</p> <p>The forecast increase in older people with dementia in Worthing is stated to increase by 54% from 2019. The demand for specialist dementia care homes is only being met by a few providers. Guild Care are pivotal in provision and community outreach. Increasing capacity in an existing home reflects Worthing as a "Dementia Friendly Community" and policy DM1.</p>
8.03	<p>As outlined in the pre-application advice provided by Worthing Borough Council dated 06 March 2025, states <i>"policy DM1 of the Worthing Local Plan seeks to deliver sustainable, mixed and balanced communities based on consideration of up to date evidence of housing needs and demands to help determine the most appropriate housing mix based on the character and location of the individual site. The Strategic housing market assessment suggests that in the period 2036 Worthing will need 1601 additional market and affordable dwellings to provide housing with support or housing with care and a maximum of 435 additional care bed spaces. DM1 states that to meet the needs of older people, housing with support and housing with care should be prioritized over care bed spaces. These should be in both affordable and market tenures in accessible and suitable locations close to local services. "</i></p> <p><i>"However, this is an established care home site and it is understood that the home meets a specific need for dementia care. In my opinion there is no objection in principle to the proposed extension to the existing care home which would make a small contribution to meeting the need for additional care bed spaces within an established care home site in a sustainable location".</i></p>
8.04	<p>The proposal provide a high quality of design in accordance with planning policy DM5 taking particular attention to the subservient scale of the proposed extensions and the heritage asset. The designs follow the design principles expressed in "Dementia and Town Planning" (RTPI, September 2020) and "Designing dementia-friendly outdoor environments" Oxford Brookes University 2004.</p>
8.05	<p>DM15 Sustainable transport and active travel</p> <p>The site is located within Worthing Town Centre, where there is access to sustainable transport modes. Wykeham Road is served by 4no. bus routes. Worthing train station is located 0.6 miles away, with a 15 minute walking travel time.</p> <p>In accordance with national and local planning policy DM15 (Sustainable Transport and Active Travel), Guild Care promote the use of sustainable forms of transport. To reduce vehicular movements and assist elderly residents, dedicated Minibuses and taxis provide transport.</p>

	<p>The existing site provides 8no. cycle storage and 13no. car parking spaces- these are to be retained. The parking is used primarily for staff users, with visitor parking spaces. There is no loss of car parking spaces.</p>
8.06	<p>Due to the minor nature of the proposal (5no. additional bedrooms in total), there are no additional staffing requirements foreseen and as such no additional staff parking is required.</p> <p>Not all of the care home occupants have full mobility and those that are mobile generally do not drive and prefer to walk or use organized minibus/ taxi's for travel, on an ad-hoc basis.</p> <p>Therefore no additional parking is required for the occupants or visitors and minimal additional vehicular movements.</p>
8.07	<p>DM18 Sustainability & Biodiversity statement</p> <p>The site is not designated as a SSSI; is not an ancient woodland but does contain areas of trees; landscaping and tarmacadam paths and car park areas. There is a public park, Victoria Park to its northern boundary.</p> <p>An initial ecology impact assessment has been undertaken by South Downs Ecology, appended to this report.</p>
8.08	<p>The proposals are for a new three-storey extension on the south-east elevation of the building as well as an infill single-storey link extension to further connect the north and south wings.</p> <p>The proposed extensions total approximately 40.0 sq m but remove less than 25.0 sq m of vegetated habitat, with much of that removed being paving and gravel.</p>
8.09	<p>The site is exempt from mandatory Biodiversity Net Gain, affecting less than 25.0 square metres of habitat. When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a net gain.</p> <p>The proposals include for new proportionate ecological enhancements. The proposals would therefore accord with the relevant Local Plan Policies.</p>
8.10	<p>Refer to the ecology impact assessment undertaken by South Downs Ecology, appended to this report.</p>
8.11	<p>Tree assessment</p> <p>The site is located in the Shakespeare Road Conservation Area, the trees are subject to Tree Preservation Orders (TPO).</p> <p>A preliminary Tree Survey and Tree Constraints Plan was undertaken by specialists Oakwood Tree Consultants. The study included trees located in the grounds of Linfield House and on the boundaries with Victoria Park playground located to the north of the site and the neighbouring properties, located to the east and western boundaries of the site.</p>

	<p>The initial Part 1 tree survey included</p> <ul style="list-style-type: none">• A survey of all significant trees, on or off site, that could potentially be affected by the proposed development or be an influencing factor in the design.• The survey includes the collection of tree dimensions and an assessment of their condition.• The identification of those trees worthy of retention• The identification of any constraints that retained trees may place upon development of the site.
8.12	<p>The Part 2 Arboricultural Impact Assessment (AIA) has been undertaken by Oakwood Tree Consultants:</p> <p>This included</p> <ul style="list-style-type: none">• an assessment of the likely impact of the proposed development on trees.• a provisional guidance on the key areas to be addressed in the Arboricultural Method Statement
8.13	<p>Given that there are trees located on the site and in the proximity of development site, the proposals do not require the removal of any trees. However, an Arboricultural Impact Assessment & Method Statement has been undertaken by Oakwood Tree Consultants and is appended to this application. The proposed extension falls outside of the Roof Protection Area of all adjacent trees and does not present a direct risk of harm.</p> <p>Please refer to the Oakwood Assessment and Method Statement for further details.</p>
8.14	<p>DM20 Flood Risk & sustainable drainage</p> <p>A Flood Risk Assessment is not required for this application, as the overall site area is less than one hectare and is approx. 2,758 sq metres.</p>
8.15	<p>The site is not located within a flood risk area. Refer to extract below taken from https://flood-map-for-planning.service.gov.uk/</p>

	
8.16	<p>The site is not located within a flood risk area for the future years 2070 until 2125 as indicated on the government’s flood map service.</p> 
8.17	<p>The site is not located within a surface water 1 in 30 years flood risk area. Refer to extract taken from https://flood-map-for-planning.service.gov.uk/</p>

	
9.0	Assessment of significance of the existing building
9.01	<p>The Historic England's "<i>Conservation Principles</i>" provides a systematic method of assessing the heritage values that can be assigned to a place or structure. The key principles are assigned the following headings;</p> <ul style="list-style-type: none"> • Evidential value; the potential of a place to yield evidence about past human activity. • Historical value; the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. • Aesthetic value; the ways in which people draw sensory and intellectual stimulation from a place. • Communal value; the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
9.02	The evidential value and potential for Archaeological remains on the site are negligible. The building was constructed in 2003 and no archaeological deposits were recorded.
9.03	The historical value , if any of the site, is based on its location in the conservation area.
9.04	In assessing the aesthetic value of the heritage asset a series of site visits have been undertaken and review of survey information.
9.05	The architectural style and materials are described in Section 6 of the Design and Access Statement. Linfield House is a positive contributor to the conservation area due to its location and prominence.
9.06	The Communal value of the site is the most important aspect of significance for Linfield House. The site has served as a residential care home since its creation and it is this social value which needs to be enhanced and retained in the conservation area.

	Not only does the home provide local people to move from their residential homes to secure dementia care but also provides respite care for primary carers and family. This is a growing and important aspect of the community provision which the additional rooms will enable.
9.07	DM24 The historic environment and Heritage Assets - Section 16 of the NPPF deals with conserving and enhancing the historic environment and provides advice on dealing with heritage assets, which includes areas designated as conservation areas. Paragraph 193 states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." This guidance is in addition to the duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
9.08	The proposed development will provide additional rooms which are essential for the long term viability of the care home. The subservient extensions to the front and rear enable the home to provide additional accommodation for the community. The design reflects the architecture, scale and materials of the host building.
9.09	The assessment of significance clearly indicates the site's communal value being the most important. This is not value invested in the buildings, but in the site's continuous use as a care home and employer of 81 people.
9.10	The proposals the proposals are modest in scale but will be a positive contribution to the conservation area and benefit the local community. From the heritage perspective the development has no effect on the heritage asset/conservation area and is considered to have "Zero Harm".
10.0	Conclusion
10.01	The proposal seeks simply to adapt and extend the building to the specific needs of the users, services and employees of Guild Care. The proposals would provide an additional 5no. rooms. This would increase Linfield House capacity to 59 rooms in total.
10.02	In support of the application there is strong demand for care home capacity and the ability to provide increased rooms, potentially freeing residential dwellings which can underpin the housing crisis.
10.03	The scheme has been designed to be of high quality and the finishes and materials proposed are chosen for their low maintenance and longevity. The proposed extensions are sympathetic design and will enhance the appearance of the existing property and the Conservation Area in the wider context.
10.04	The proposals reflect the materials and scale of the existing building. All should be considered of "Zero Harm" to conservation area and non designated

	heritage asset.
10.05	The proposals reflect comments made in the pre-application advise, reduceing the scale of the extensions and limiting them to the rear of the property without harm to the trees or overshadowing to overlooking of neihgbouring properties.
10.06	It is therefore submitted that the proposal is development plan compliant having assessed it against the policies for community, heritage and design. In accordance with the NPPF and the Worthing Borough Council, Local Plan 2020 – 2026.



APPENDIX A PHOTOGRAPHS



Figure A- rear garden located to the north of the site with the Victoria Park boundary



Figure B- Site of proposed south- east extension





Figure C- Existing ground floor lounge on Wykeham Road elevation



Figure D- Existing verandah located on Wykeham Road elevation



Figure E- Wykeham Road elevation with existing 2 storey glazed curtain walling "link"



Figure F – Existing car park area and Wykeham Road boundary



Figure G- view from Wykeham Road towards Southern elevation/ boundary with 16 Wykeham Road

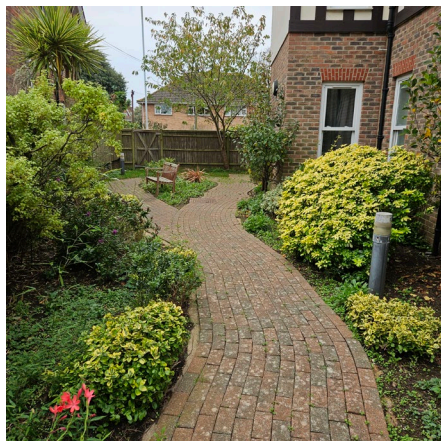


Figure H- existing gardens located to the south-east portion of the site





Figure H- existing gardens located to the south-east portion of the site, location of the proposed 3 storey extension



Figure J- existing gardens located on Wykeham Road and view towards the existing unused ground floor verandah



Figure K- existing Wykeham Road elevation (in part)

