



# LONDON ROAD, ALBOURNE



## OVERVIEW

### CLIENT

Retirement Villages

### SECTORS

Care

### LOCATION

Albourne, West Sussex

### PLANNING AUTHORITY

Mid Sussex District Council

### HIGHWAY AUTHORITY

West Sussex County Council

### PROJECT TEAM

Barton Willmore  
Thrive Architects

### PROJECT MANAGER

Andrew Snowden

### PROJECT DIRECTOR

James Darrall

## PROJECT

We were appointed by Retirement Villages to support a scheme for an 84 unit extra care retirement village to the west of London Road, Albourne. We prepared a Transport Statement and Travel Plan to support the planning application, which was refused in 2019. We subsequently acted as expert witness to support a planning appeal for the scheme in 2020.

## APPROACH

Whilst no objection was raised to the proposals by the highway authority, the planning application was refused with one of the reasons for refusal being that the development was in an unsustainable location that *"...would result in a heavy reliance on the private car to address basic day to day needs from local services and shops..."*

The proposed development included a number of elements aimed to make the development as sustainable as possible. This included a number of on-site facilities, reducing the need for residents to travel, along with a bespoke minibus service that would allow for residents to travel to nearby towns by sustainable means if necessary. In addition, a shop was proposed on the site providing for the day to day grocery needs of residents. This was also proposed to be made open to the public, enhancing the ability of existing residents in Albourne to travel sustainably.

## OUTCOME

Following the preparation of a Proof of Evidence and subsequent expert witness provided by TPA at the appeal, the Inspector determined that *"...the appeal scheme would be relatively sustainable in terms of location to minimise the need to travel..."* In combination with evidence given by other team members on other matters, the Inspector chose to allow the appeal.

## RELATED PROJECTS

Land adjacent to London Road,  
West Malling

