

Proposed specialist dementia care village, Little Court, Little Wrating, near Haverhill, Suffolk

Client: Strawberry Care

RAPLEYS



THE PROJECT

[Strawberry Care](#) appointed Rapleys at the outset of the project. Early instruction meant that Rapleys were able to guide them through the sequential approach to searching for, assessing and identifying sites, and then to help them evidence the need for the scheme. This was critical to justifying the site at Little Wrating, which was identified as the most sequentially preferable, and, ultimately, to enabling the case officer to make a robust recommendation for approval of the scheme.

The Cambridge team submitted a detailed planning application in February 2021 and then monitored and managed it proactively to ensure that the case officer was able to recommend approval of the application despite the site's countryside location. The team worked closely with statutory consultees, responding to their comments and addressing any concerns throughout the determination process.

OUR SOLUTION

- Addressing the issues in the right order to help **demonstrate that the project was planning policy and evidence led – addressing principles** first to determine the likely acceptability of the proposals before considering scheme design

- **Front-loading the process** – conducting detailed **pre-application engagement** based on presentation and analysis of need data and potential sites
- **Instructing and overseeing early site assessment** - to ensure that the scheme design was led environmental and technical evidence
- Working closely with the case office and consultees - to **address all issues prior to determination**
- **Public and political engagement** – to raise awareness of the need for the scheme, its benefits, and the scrupulousness of the applicant's approach with respect to the planning process.



Rapleys Town Planning team are **big enough to deal, small enough to care**, with a commercial focus.

Sector

Retirement Care

Services

Town Planning

Lead Partner

Richard Sykes-Popham

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I applaud Rapleys Town Planning team for the great work they have done in securing this resolution; highly professional and a pleasure to be involved in.

Strawberry Care
Director, Phil Jordan