

TRANSFORMING CARE IN SUSSEX

Splendid Healthcare's Comprehensive Strategy for Sustainable Redevelopment and Specialist Housing



Splendid Healthcare is committed to addressing the critical shortfall in high-quality housing and care facilities for older people across Sussex.

This overview outlines our plans to re-purpose our portfolio of outdated care homes into modern, purpose-built facilities that deliver exceptional care, including specialist dementia care, while enhancing the well-being and quality of life for our residents and carers alike.

With sites located across both **Mid Sussex District Council** and **Horsham District Council** within the jurisdiction of Sussex County Council, our combined proposals reflect a joined-up approach to tackling the pressing need for improved older persons' housing.

The redevelopment of these sites - at Horncastle, Woodhurst, Beechcroft (Mid Sussex) and Tyldens, Clemsfold, Upper Mead, Kingsmead (Horsham) - aim to transform outdated buildings into state-of-the-art facilities that meet the evolving needs of residents and exceed modern care standards.

THOUGHTFUL REGENERATION, LASTING IMPACT

Each proposal prioritises thoughtful design, sustainability, and integration with the local environment.

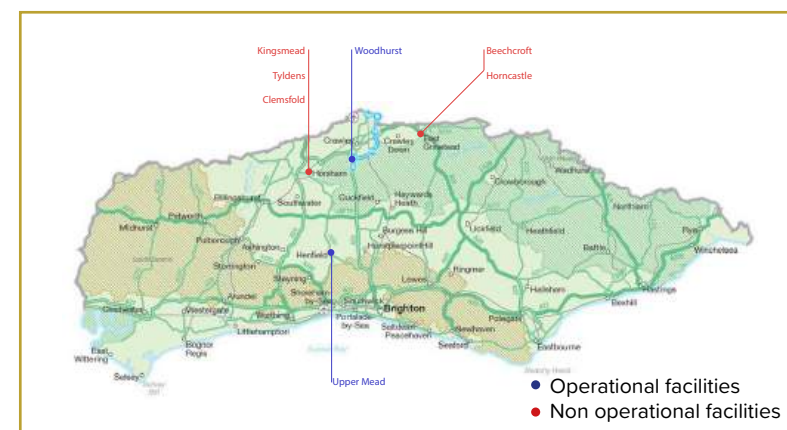
Key features include full en-suite bathrooms in all bedrooms, 24-hour on-site care provision, spacious communal areas, landscaped gardens, and dedicated parking. Where appropriate, the designs also emphasise retaining and enhancing the natural character of the sites, preserving existing greenery, and incorporating materials and styles compatible with the local area.

Splendid Healthcare's approach demonstrates a deep respect for the history of the sites whilst delivering a forward-thinking vision. For example, at Horncastle House, the design pays homage to the fire-damaged original structure, retaining key features to honour its legacy.

Our overarching goal is to create a continuing care pathway, allowing residents to access comprehensive support as their needs evolve within a comfortable, secure, and dignified living environment. These proposals represent a significant step toward addressing the housing and care challenges facing Sussex, delivering new facilities that promise a high-quality, compassionate, and sustainable future for older persons across the county. This vision embodies Splendid Healthcare's unwavering commitment to raising the standard of care provision, while fostering vibrant, supportive communities that respect their surroundings and contribute positively to the local area.



Our facilities are located in East and West Sussex



ABOUT SPLENDID

Splendid Healthcare's Comprehensive Strategy for Sustainable Redevelopment and Specialist Housing



Splendid Healthcare is part of the Splendid Hospitality Group which runs top-quality hotels across Britain and has proven experience in the care sector. Including our vast care home portfolio across Sussex.

A word from our Development Director

EDWARD RIMELL

"At Splendid Healthcare, we are committed to transforming care across Sussex by upgrading our portfolio of sites to meet modern standards. With facilities like Derwent Lodge, Upper Mead, and Ullswater Cottage, we are proud to support local councils in achieving their goals of delivering high-quality, sustainable care services."

By redeveloping previously developed sites, we address the growing need for specialist dementia care while enhancing well-being for residents and carers, contributing to a brighter and more sustainable future for our communities."



OUR TRACK RECORD IN CARE HOMES AND HOTELS

"Lovely attentive staff, who are always friendly. My mother is happy and content where she is now. Dementia is a terrible disease and the team at Derwent Lodge manage this with the resident's dignity at the forefront."

- Son of a resident at Derwent Lodge Care Home, Billingshurst

"Marriott is delighted to work with Splendid Hospitality, and has chosen the group as UK partners for the roll-out of its first Four Points Express branded hotels in this market. Splendid has an enviable track record of delivering some of the highest quality franchise operations in the UK, and is likely to be a valued Marriott partner for years to come."

OPERATING FOR LEADING NAMES IN THE INDUSTRY



OUR SITES

Splendid Healthcare's Comprehensive Strategy for Sustainable Redevelopment and Specialist Housing

BEECHCROFT CARE CENTRE, WEST HOATHLY ROAD, EAST GRINSTEAD

The proposal is for the redevelopment of the site comprising:

- The demolition of the vacant care buildings and the erection of a new 68-bedroom care home arranged over 2 storeys
- 23 car parking spaces



CLEMSFOLD HOUSE CARE CENTRE, GUILDFORD ROAD, HORSHAM

The proposal is for the redevelopment of the site comprising the demolition of the vacant care buildings and redevelopment to provide a new care community comprising:

- In the front part of the site, a two-storey building providing a total of 25 assisted living apartments and 24 car parking spaces
- In the rear part of the site, an 80-bedroom care home arranged over two-storeys with additional ancillary accommodation in the roof space together with 31 car parking spaces
- A separate single storey café building positioned between the care home and the assisted living apartments



KINGSMEAD CARE CENTRE, HORSHAM

The proposal is for the redevelopment of the site comprising:

- The demolition of the vacant care buildings and redevelopment to provide a purpose-built care home with 80 bedrooms and 24 car parking spaces
- A separate single storey café building positioned between the care home and the assisted living apartments



A CGI of our proposed development in Horsham

OUR SITES

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"Splendid Hospitality Group is a family-run business with people at the very heart of its success. Its purpose is simple; to create extraordinary experiences, positively impact lives and get better every day. The Splendid Hospitality Way is the foundation of how we exist."

- NADEEM BOGHANI, CEO



UPPER MEAD CARE HOME, FABIANS WAY, HENFIELD



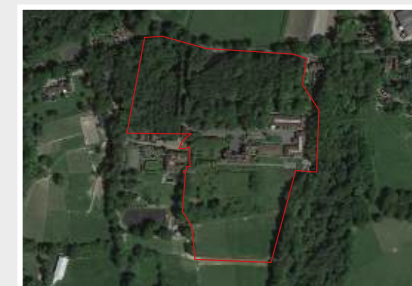
The proposal is for the redevelopment of the site comprising:

- The demolition of the existing care home and redevelopment to provide a new 66-bedroom care home
- Arranged over 2 storeys (with ancillary accommodation within the roof space)
- 22 car parking spaces

HORNCastle CARE CENTRE, PLAWHATCH LANE, SHARPTHORNE, EAST GRINSTEAD

The proposal is for the redevelopment of the site comprising:

- The retention and refurbishment of Maple Lodge to provide a 10-bedroom Acquired Brain Injury (ABI) facility and 8 units of overnight staff accommodation arranged over 1.5 storeys
- The demolition of both Horncastle House (and its associated extensions) and Willow Lodge and the redevelopment to provide an 80-bedroom care home arranged over 2 storeys together with back of house facilities within the roof space



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TYLDEN CARE CENTRE, DORKING ROAD, WARNHAM, HORSHAM, WEST SUSSEX

The proposal is for the redevelopment of the site comprising:

- The demolition of Tyldens House and its associated east and west wing extensions and the construction of a new assisted living development (40 apartments) arranged over two storeys together with 29 car parking spaces
- Retention and refurbishment of Bolding Lodge to provide an acquired brain injury unit along with 15 car parking spaces
- Retention and refurbishment of Boldings Brook to provide a café and administrative hub and 15 car parking spaces
- The construction of a new 80-bedroom care home to the rear of Boldings Lodge and Boldings Brook arranged over two storeys (plus ancillary accommodation in the roof space) and 32 car parking spaces



WOODHURST CARE CENTRE, PEASE POTTAGE

The proposal is for the redevelopment of the site to provide two new specialist care facilities, comprising:

- An 80-bed care home building
- 30-bed specialist care unit

The proposed care home will involve the conversion of the core building at Woodhurst, together with demolition of the exiting northern and southern wings and the construction of new additions. Communal facilities will be provided within the core of the original building with the new extensions providing bedroom accommodation.

The accommodation will be arranged over two storeys with back of house facilities provided at roof level in the northern wing.

This specialist care unit will be positioned to the north of Woodhurst adjacent to the existing access drive. The building will again be arranged over two storeys.



RESPONDING TO LOCAL NEED

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The collective redevelopment of our care home portfolio across Sussex represents a transformative opportunity to address the pressing need for modern, purpose-built facilities for older persons.

Each site - Beechcroft, Clemsfold, Tylden, Upper Mead, Woodhurst, and Horncastle - has been carefully considered to deliver state-of-the-art care environments tailored to the needs of residents, while ensuring sustainable development on previously used sites.

RESPONDING TO THE URGENT NEED FOR MODERN, SPECIALIST CARE IN SUSSEX

The growing demand for specialist accommodation for older people across Sussex underscores the need for a coordinated and efficient approach to addressing this critical shortfall.

By adopting a joined-up strategy and focusing on redeveloping existing, previously developed sites, we can provide a streamlined, sustainable response to meet these needs while aligning with local and regional housing goals.

MID SUSSEX DISTRICT COUNCIL

Mid Sussex District Council has monitored the supply of specialist new accommodation as new planning consents since 2014.

In total schemes equivalent to 405 bed spaces/units have been granted.

The Council's latest Housing and Economic Development Needs Assessment (HEDNA) suggested a possible requirement of 2,723 units by 2031, equivalent to about 170 units per year on average.

HORSHAM DISTRICT COUNCIL

Horsham District Council sets out in their Draft Local Plan the need to provide suitable housing for older people across the District as "very important".

There is already a high percentage of over 65s in the District, and the Strategic Housing Market Assessment (SHMA) has identified that the number of elderly people in the District will significantly increase during the Plan period.



In summary

By providing a range of specialist accommodations, from assisted living apartments to facilities for acquired brain injury care and dementia care, this comprehensive plan not only addresses the acknowledged shortfall in care provisions but also supports local councils in achieving their strategic housing and care objectives.

This coordinated approach allows us to align with Mid Sussex District Council and Horsham District Council's priorities, leveraging existing sites to create a sustainable, high-quality care infrastructure. Together, these proposals demonstrate a commitment to enhancing the well-being of residents, supporting carers, and contributing positively to the communities we serve across Sussex.



KEY BENEFITS

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KEY BENEFITS

Our redevelopment of care homes across Horsham and Mid Sussex will deliver a host of significant benefits including:



Meeting the need for care home bed spaces in Horsham and Mid Sussex, which is projected to increase in the coming years



The developments will stimulate the local property market, releasing much-needed family homes, as well as smaller homes for first-time buyers



Splendid Healthcare will assemble a team of sector experts to ensure the very highest standards of care are delivered



Making best use of previously developed sites



The developments will create hundreds of new jobs within the care homes, along with additional jobs during the construction phase



Providing electric vehicle charging points



The facilities will deliver the highest standards of care and will be registered with the Care Quality Commission, providing 24-hour support for residents



Providing cycle parking to encourage greener travel



Delivering environmental and biodiversity improvements along with attractive garden areas



Savings to the taxpayer – having dedicated care reduces bed blocking and reduces strain on hospital and council services

