



Land at Dapper's Lane, Angmering

Planning Supporting Statement (Incorporating Statement of Community Involvement)

July 2018

ARUN DISTRICT COUNCIL A/114/18/PL

FRONTIER

Gillings
Planning

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Contact:

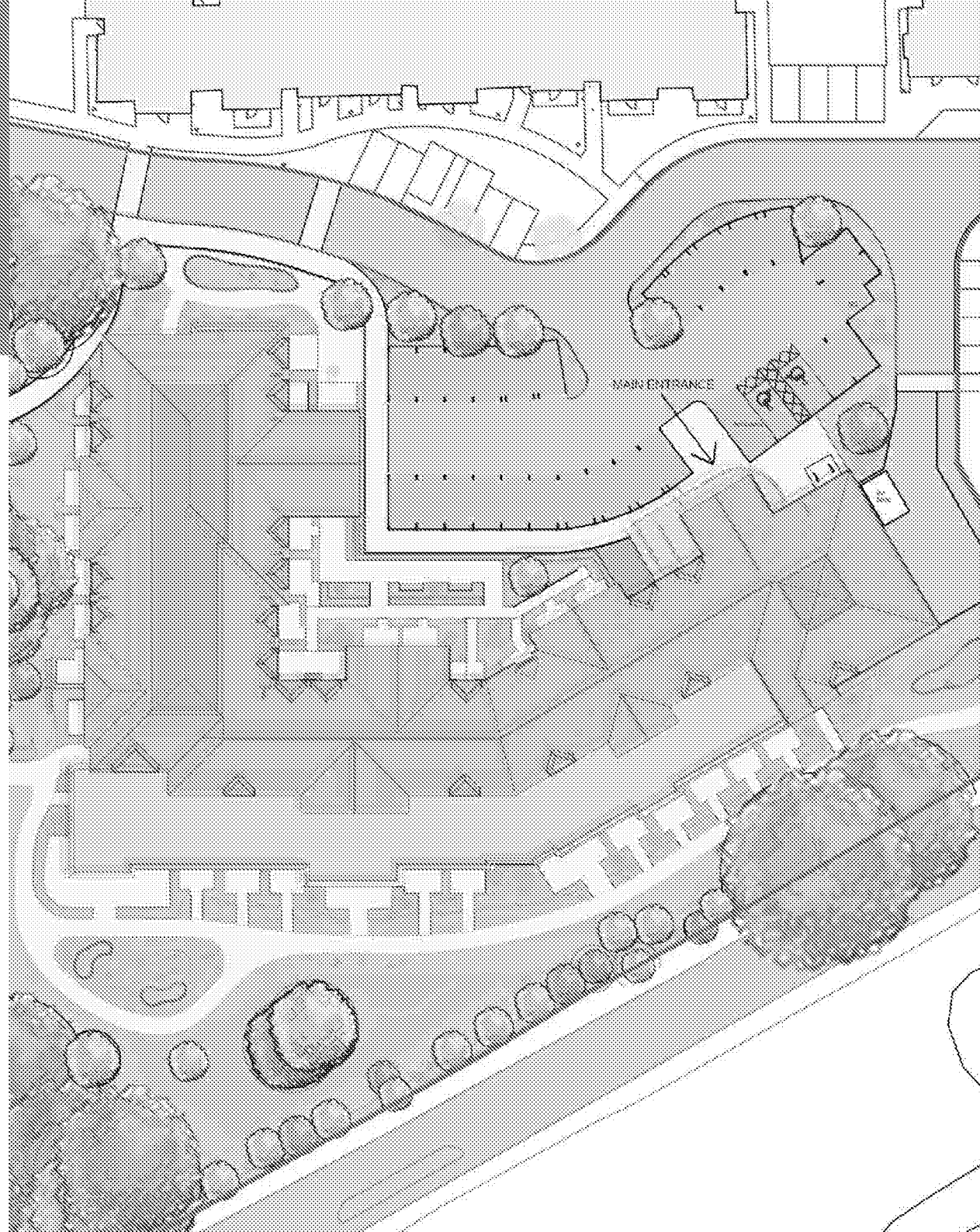
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Project Ref:

FRON1004a

Date of Issue:

July 2018



Introduction

1

1.1 This Planning Statement has been prepared on behalf of Frontier Estates (Mering) Ltd.

1.2 The statement supports a Full Planning Application for:

Demolition and erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A27/16/PL), access, parking, landscaping and other associated works

1.3 Planning permission was granted previously on the site for 53 care apartments, in four buildings. This current application seeks to replace building 4 with a care home, in largely the same footprint, scale and form.

1.4 The statement has been prepared by Gillings Planning who are instructed to advise on town planning matters. It provides a planning analysis to demonstrate that the submitted proposals are acceptable in planning terms and in accordance with relevant planning policy and guidance.

1.5 **Table 1.1** below sets out the documents submitted in support of the planning application which should be read alongside this Planning Statement.

Table 1.1 Schedule of Supporting Documentation

Document	Technical Consultant
Planning application form and ownership certificate	Gillings Planning Ltd
Design and Access Statement	Harris Irwin Associates
Transport Assessment	Royal Haskoning
Travel Plan	Royal Haskoning
Preliminary Ecological Appraisal	Middlemarch
Ecological Impact Assessment	The Landscape Partnership
Surface Water Drainage Strategy and Flood Risk Assessment	Ambiental
Phase 1 Geo-Environmental Assessment	Listers
Market Analysis	Christie & Co
Landscape Visual Impact Assessment	Arc
Sustainability and Energy Statement	Turley
Viability Statement (confidential)	Turley
Arboricultural Survey and AIA	Middlemarch Environmental

1.6 The remainder of this statement is structured as follows:

- Section 2: Site Location and Description
- Section 3: Planning History
- Section 4: Development Proposals
- Section 5: Comparative Analysis
- Section 6: Statement of Community Involvement
- Section 7: Planning Policy Context
- Section 8: Planning Analysis
- Section 9: The Planning Balance

Site Location and Description

2

The Site

2.1 The application site is located east of Dapper's Lane and immediately north of Water Lane approximately 500m north-east of Angmering village centre. The site is a 0.7 ha area of land that is part of a wider 1.25 hectare site that currently comprises a two-storey detached dwelling known as Broadlees, an associated outbuilding and an area of scrub and grazing land.

2.2 The application site forms the south-western corner of this wider plot, and relates to a portion of the wider site as defined by the earlier planning permission (indicated by the blue line opposite).



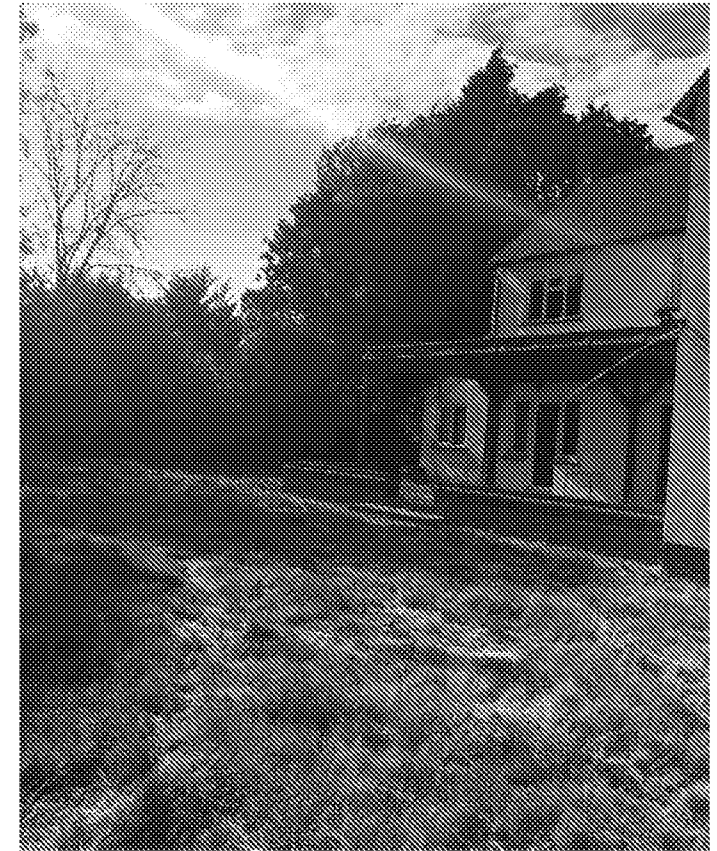
Image courtesy of Google

2.3 Broadlees is a 2 storey detached dwelling, with associated garage (both of which are vacant) and residential curtilage. The building is situated in the north-western corner of the wider site and is accessed from Dapper's Lane at a single point. The scrub land to the south falls away in respect of levels. This application boundary comprises the dwelling house, the garden and scrub land. The buildings on site are shortly due to be demolished under the terms of the existing permission. Once this occurs, the site will comprise cleared land, and retained scrub.

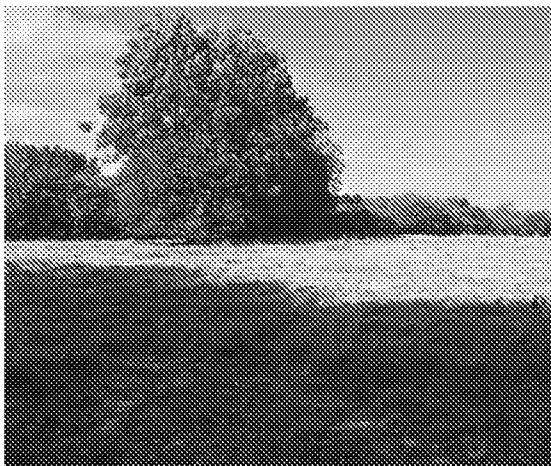
2.4 To the east, outside of the application boundary, but within the wider site, lies former grazing land. It is not an agricultural holding nor classified or graded as agricultural land. Agricultural style fences divide the parcels of land, albeit with a close boarded fence demarking the scrub land from the residential curtilage, to which there is no access from the house. There are no public rights of way across or adjoining the site.



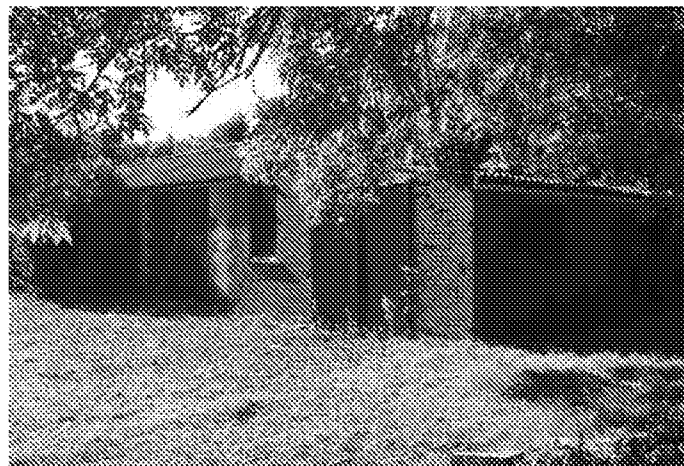
The dwelling - southern elevation



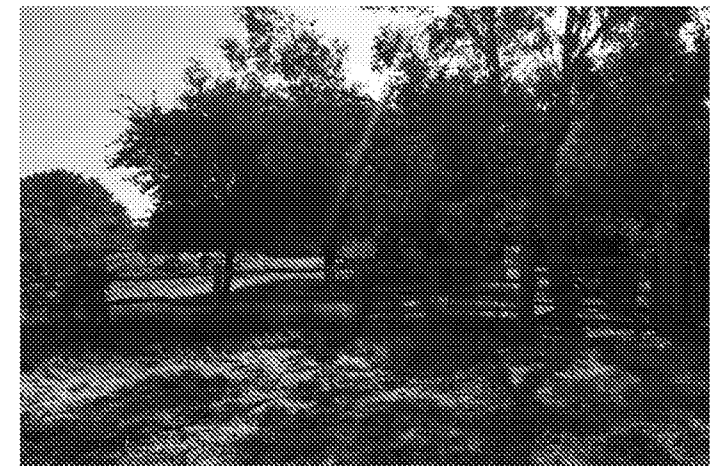
Residential curtilage



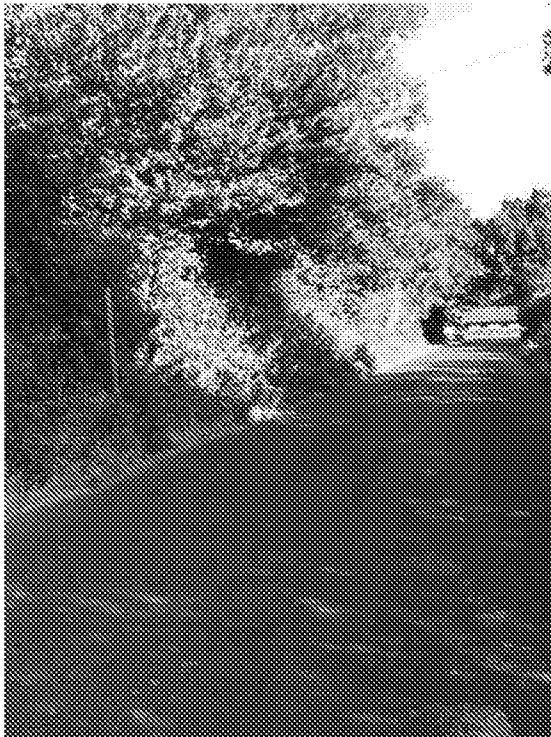
Former grazing land



Garage



Residential curtilage



Dapper's Lane looking south

2.5 The wider site is bound by mature tree lines to the south and west along Dapper's Lane and Water Lane, and a number of existing trees are subject to a Preservation Order along the boundaries. Of these trees, 8 lies within the application site.

2.6 Vehicular access to the site is from Dapper's Lane which itself is accessed from Water Lane to the south. In respect of pedestrian access, there is an existing path that runs along Water Lane from the village centre to the junction with Dapper's Lane. The footpath currently does not extend further to the east along Water Lane, nor along Dapper's Lane.



Existing access

2.7 The levels on the wider site fall largely towards Water Lane, and range from 15m AOD in the north, to 10m AOD to the south, a fall of circa 5m.

2.8 The application site and wider site lies in Flood Zone 1, outside of the boundary of Flood Zone 3, which runs along Water Lane.



Junction with Water Lane and Dapper's Lane



Angmering Angling Centre

The Surrounding Area

2.9 A mix of employment horticultural and residential uses surround the application site to the north, south and west respectively. Further beyond lie residential and employment uses, in sporadic form. To the south, on the southern side of Water Lane lies the Angmering Angling Centre. To the west, on the opposite site on Dappers Lane, lie residential properties, some with a distinctive roof pitch form.

2.10 Land to the east is allocated under Local Plan Policy SD9 for 800 dwellings, and this is discussed below but once implemented will significantly change the context of the site.

2.11 Further to the east lies the South Downs National Park and the associated rural landscape. The boundary of the National Park lies 500m to the west and 1km to the north. There are currently views from the Park of the wider site, notably from the windmill at Mill House, and a number of PROWs that access the surrounding area (albeit within the context of the built form of Angmering village). However, whilst this is currently the case, the changing context of the site means that it is effectively bordered on three sides by existing, proposed or allocated development.

2.12 The site is well located in terms of access to shops and local facilities; Angmering Village Centre is approximately 600m south-west of the site along Water Lane which benefits from a Co-op providing grocery needs and a medical centre. There is a bus stop 160m to the west of the site on Water Lane which provides links Shoreham, Arundel, Brighton and Wick.

Relevant Planning History

3

Application Site

3.1 The application site has been subject to previous planning applications outlined below:

Table 3.1

Application Reference	Proposal	Decision Date	Decision
A/86/00/	New medical centre with associated parking and landscaping (departure from development plan)	08/11/2000	Approve conditionally
A/95/01/	New medical centre with associated parking and landscaping	25/09/2001	Approve conditionally
A/134/13/	Outline application for demolition of Broadlees and erection of 27 x 2-bed age restricted cottages, a 50 bed care home, laundry room, managers cottage and guest suite, with associated car parking. This is a departure from the development plan.	31/01/14	Refused
A/27/16/PL	Erection of 53 care apartments within Class C2, parking, access, footpath, landscaping & other associated works. Departure from the Development Plan	9/02/17	Approve subject to s106
A/36/17/NMA	Application for a non-material amendment following a grant of A/27/16/PL for amended internal arrangement of bedrooms.	08/11/17	Withdrawn



Care Apartments

3.2 Of particular note is the recently approved application for 53 care apartments on the site (as shown on the preceeding plan). The application documents confirm that the care apartments fell within Use Class C2.

3.3 That decision granted planning permission for care apartments within 4 buildings, with access in the same location as at present. Building 4 contained 24 apartments and communal facilities. The building was proposed at 2- 2.5 storeys in height. As noted above, the current application seeks to replace this building (building 4) with a care home on largely the same footprint, of the same scale and form.

3.4 In addition, the permission includes a series of highways works, to provide enhancements to the footpath network. As such, a pedestrian footway measuring 2.0 metres in width was proposed from the site access along the eastern side of Dapper's Lane, utilising existing grass verge and within the public highway. The footway extended approximately 75m to the south of the vehicular access, at which point an informal pedestrian crossing with tactile paving and dropped kerbs was proposed. The footway would then continue along the western side of Dapper's Lane, along the existing grass verge, connecting with the existing footway at the junction with Water Lane.

3.5 The previous application considered both the principle of the redevelopment of the site for a care use, and the detail of the proposed buildings. The Officers report to committee concluded that:

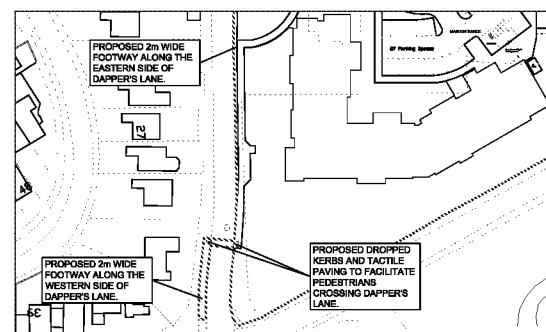
- The site was considered to be in a sustainable location suitable for housing development considering it is located close to a village centre that offers a range of facilities.
- Whilst the proposals introduced more built development to the site than the existing situation, this was not considered out of keeping when viewed in the context of the extensive residential development to the west and south west of the site. The visual impact on the nearby National Park was mitigated by the proposed landscaping and screening and use of the site levels to minimise visual impact.
- The impact on neighbouring amenity was considered acceptable taking into account the distanced involved.
- The Local Highways Authority was satisfied with the proposals and conditions were attached relating to the access, car parking and a requirement for a construction management plan.

3.6 At that time, the site was considered to be Countryside (as the emerging Plan did not have sufficient weight in the decision making process), however notwithstanding this, the application was approved as the housing policies were considered to have limited weight.

3.7 As such, the use, scale and form of building 4 were considered acceptable.

3.8 Since the approval of the planning permission, details to discharge the pre commencement conditions have been submitted, and following approval of such, it is anticipated that demolition works will commence, implementing the approved planning permission.

3.9 As will be noted below, the applicant intention is to build the majority of the approved permission, including the off site footpath works, with the exception of building 4 (and surrounds) which is intended to be progressed through the current application.



Non Material Amendment

3.10 As will be noted above, an application for a Non Material Amendment was sought to change building 4 into a care home as opposed to care apartments. This application was originally granted consent by the Local Planning Authority however it was subsequently the subject of a judicial review which resulted in the decision being quashed and the NMA withdrawn.

3.11 It is important to acknowledge that the NMA was quashed on the basis that the changes were not considered Non Material. There was no objection raised to the principle of a care home.

Wider Area

3.12 Also of relevance is the land to the east noted above, which borders the site and is the subject of a current planning application to fulfill SD9 for "Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. Departure from the Development Plan" (ref A/40/18/OUT). That application is currently under consideration.

3.13 Although in outline, an illustrative masterplan has been prepared, which demonstrates that the wider site will be bound by development. The composite masterplan opposite demonstrates how the context of the site will significantly alter once that site is developed.

3.14 Further to the south of the site, on the opposite side of Water Lane is a further application also by Ryden for "Outline application with some matters reserved (Access only) for development up to 175 No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping" (ref A/99/17/OUT). That application is under consideration, but as above should it be approved will also alter the immediate context of the Site.



Development Proposals

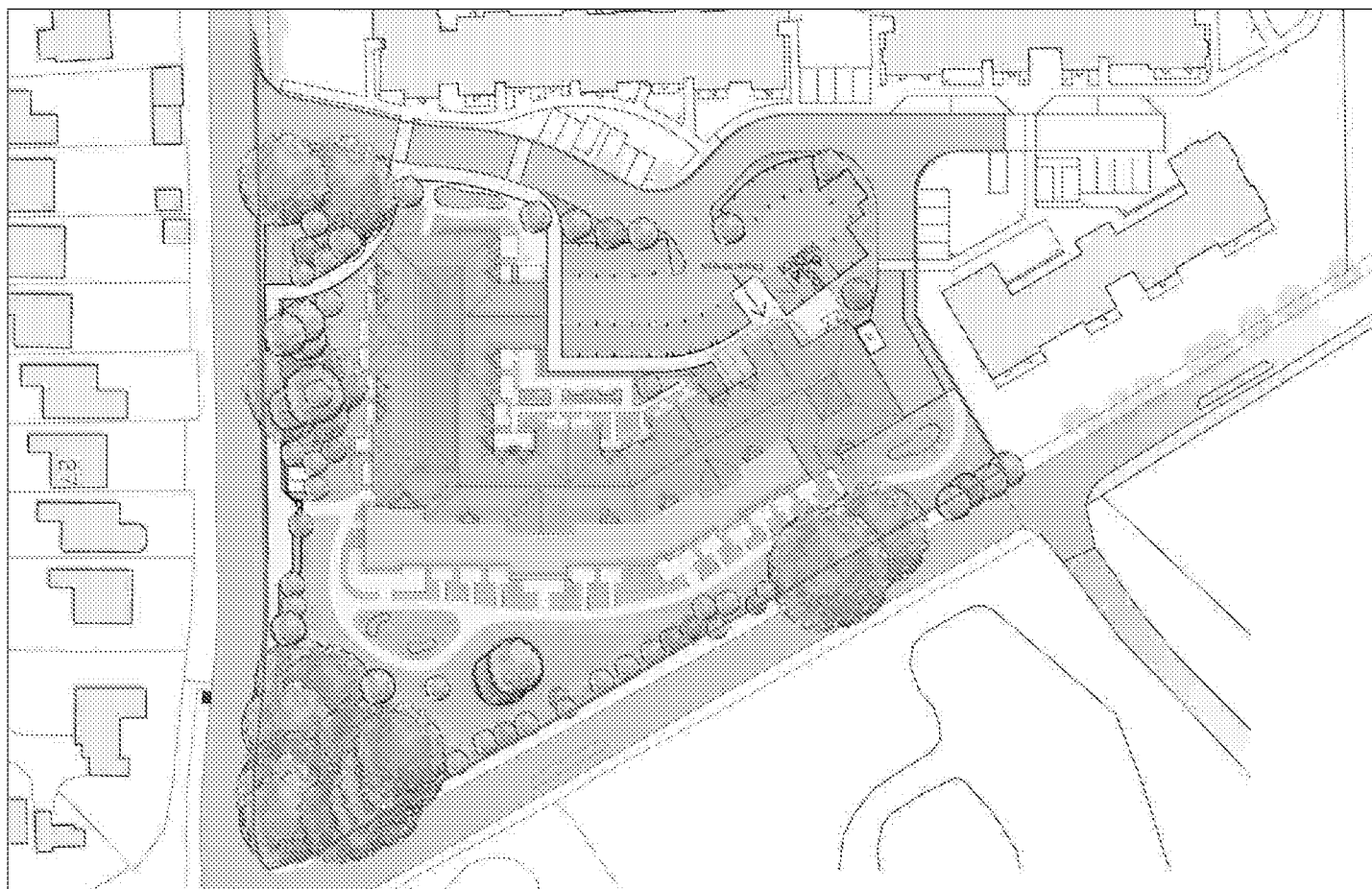
Overall Concept

4.1 A detailed review and marketing of the site has confirmed that the original scheme for 53 apartments no longer reflects current market requirements and the permitted proposals, if built out in their entirety, would no longer be viable.

4.2 However, there is a strong demand for a care home, as part of the wider care apartments. As such Care UK propose to take forward a care home, in place of building 4.

Care UK

4.3 Care UK is one of the largest providers of residential care for older people. They operate more than 110 care homes and day clubs across the UK. Their team of 8,000 people delivers care to 7,000 people every day and their care homes provide a range of care services to older people, ranging from short stay respite care to nursing care, end of life care, plus specialist care and support for people living with Alzheimer's disease and other forms of dementia.



The Proposed Care Home

4.4 The care home (within Use Class C2) will provide high-quality accommodation for the elderly whose needs are beyond that which can be provided within a care apartment. The 70 rooms are single occupancy and are all en-suite. A total of 3758sqm (GIA) is proposed (4010sqm, GEA). The bedrooms are above CQC standards and provide a high-quality environment for residents.

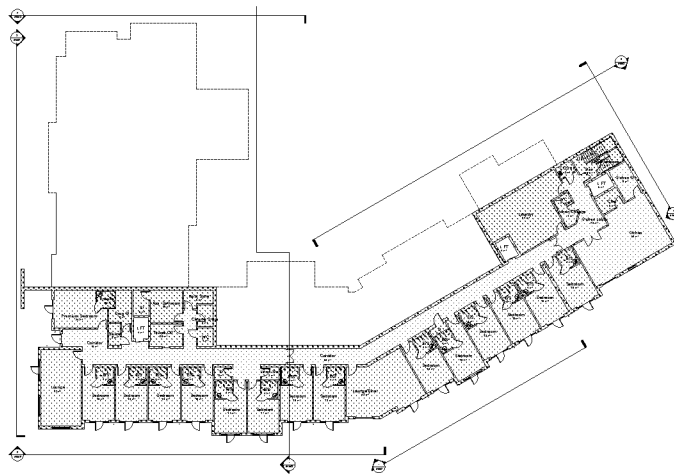
4.5 The lower ground floor comprises only half the footprint taking advantage of the levels of the site, delivering 15 bedrooms with direct access to the external amenity space. The ground floor provides the main access to the building, and a further 32 bedrooms and communal facilities. The first floor provides 23

bedrooms and a very significant external terrace, facing south. This will provide opportunities for external access for residents, within the safety of the building.

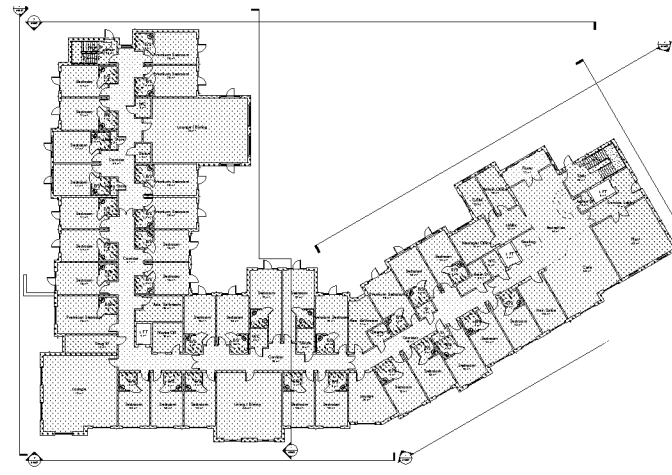
4.6 The proposed development will provide 24-hour care and accommodation for residents with a range of needs. In addition to the en-suite bedrooms, a range of shared community facilities will also be provided including dining areas, lounges, a hairdressers, cinema and an activity room. There will also be a café in the entrance area for use by residents and visitors to the home.

4.7 The layout of the building has been designed to ensure that facilities are all appropriately located for ease of access. Lifts and gentle gradients are provided throughout to ensure access is enabled for all. Internal door widths are sufficiently wide.

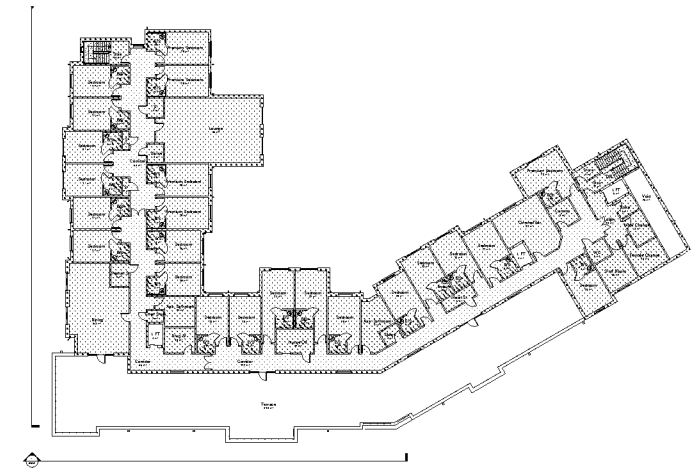
4.8 The proposed facility allows individual residents to receive varying degrees of support and care and that care is provided from the on-site care team that will be present 24-hours a day (the work will comprise shift patterns (which start and end outside peak hours) and the care team will not sleep on site).



Lower ground floor



Ground floor



First floor

Scale and External Appearance

Building Form

4.9 The proposed development is described in full in the Design and Access Statement which accompanies the planning application. The key elements are summarised below however, it is important to note that the building footprint, scale and massing reflects very closely the approved scheme.

4.10 The building is designed in an L-shape, making best use of the widest part of the site and is 2-2.5 storeys in height responding to the level changes across the site described above. The remainder of the plot will be laid out for car parking/vehicular circulation as well as high quality landscaped amenity areas. The building is traditional in appearance reflecting the previously approved design, and that of the recently approved care apartments on the wider site and in keeping with the surrounding area.

4.11 The scale of the building aims to reflect a domestic scale as far as possible whilst ensuring the essential site facilities are not compromised. Certain elements, such as the protruding gables, are inspired by local vernacular and help to break up each elevation visually. The pattern and extent of glazing across each floor helps to visually break up the building, contributing to its domestic appearance whilst maximising use of natural light in the interior of the building.

4.12 The materials used also contribute to the appearance of a domestic/smaller scale building including brick, flint and glazing.



Landscaping

4.13 The building is situated in the plot so that it is continues to be surrounded by landscaped gardens with parking areas clearly marked near the main entrance.

4.14 The main external garden areas are located to the south and west of the building, maximising the use of natural light. Existing boundary planting is retained and supplemented to screen the building from views and to provide a pleasant outside area.

4.15 A detailed landscaping strategy has been prepared to set the principles of the detailed planting proposals. Key elements of the landscaping proposals are:

- A new section of footpath providing a link to Water Lane.
- Roof-top garden with box planting
- Ground floor rooms have direct access to private amenity space
- A circular walkway and seating areas in the southern garden.
- Communal sensory gardens in the northern amenity area.
- Additional boundary planting to supplement existing hedgerows using native species
- A 'woodland' area including log piles, bird and bat boxes.

4.16 With regards to the site boundaries, the north and east boundaries are defined by the access road and its kerb. To the west of the site, edging the footpath adjacent to Dapper's Lane, is a 1m high metal rail fence above the retaining wall. The boundary around the south western corner and southern edge of the site will be defined by a 1.2m post and rail fence in addition to the existing and proposed planting. Within the site the garden areas are defined by railings in order to keep residents with dementia safe, and a lockable gate to Dappers Lane.

4.17 Sensitive bollard lighting is proposed throughout the parking and landscape area for legibility, safety and crime prevention.

4.18 Whilst a small number of trees are proposed to be removed (including T26 – the Ash within the access road which is the subject of the TPO), this is as previously approved, and replacement planting including 6 Field Maples, 2 Oaks and a Cherry will replace these.

4.19 As such, the landscape plan reflects the previously approved layout and will allow easy integration with the design of the wider site.

Access, Servicing and Parking

4.20 Vehicular and pedestrian access to the wider site will not change from the previously approved application with the main entrance being via Dappers Lane which was subject to a Safety Audit and found to be acceptable.

4.21 The previous application included footpath enhancements as discussed above. These are not replicated in this application, but will be provided as part of the implementation of the approved permission.

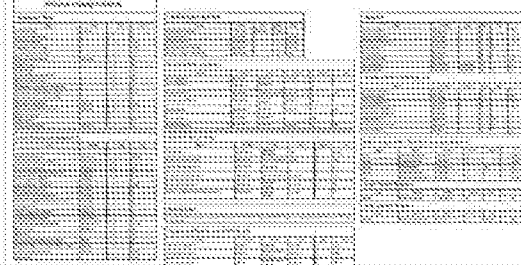
4.22 Internal access to the application site will be sign-posted and will direct visitors to the main entrance of the site. A separate access to the eastern side of the Care Home is proposed to separate delivery and servicing vehicles.

4.23 To the north of the building, 27 car parking spaces are proposed, including 2 disabled spaces adjacent to the main entrance and space for a minibus. Two motorcycle parking spaces are also proposed, in addition to a drop off area for ambulances etc.

4.24 4 secure covered cycle parking spaces are proposed in a convenient location within close proximity of the building's entrance.

4.25 Bin stores are to be located to the north-west corner of the proposed building and are located in close proximity to the kitchen area. The bin stores are also conveniently located for access from the proposed refuse collection point.

4.26 The access and parking therefore reflect the previously approved arrangement.

[illegible][illegible]

Variable	Mean	SD	Range
Age	30.5	5.2	18-45
Gender	Male	1.2	1-2
Marital status	Married	1.8	1-3
Education	Graduate	1.5	1-3
Occupation	Engineer	1.2	1-3
Income	₹ 10,000	1.5	1-3
Religion	Hindu	1.8	1-3
Health status	Good	1.2	1-3
Stress level	Low	1.5	1-3
Life satisfaction	High	1.8	1-3
Work-life balance	Good	1.2	1-3
Family support	High	1.5	1-3
Community support	High	1.8	1-3
Overall well-being	High	1.2	1-3

landscape architecture

Street
 Doggers Lane Extra Care
 Home Accommodation
 Group
 Landscape Proposals

Planning

[illegible]

4.27 A comprehensive drainage strategy is proposed for the site comprising SUDS which utilises permeable paving and geocellular crates (subject to further infiltration testing to be required by planning condition). This design allows integration with the wider site. Previously the scheme included potential to treat foul drainage on site, however capacity has now been demonstrated in the network, and a connection will be provided. As is standard practice a condition requiring a detailed drainage strategy is proposed.



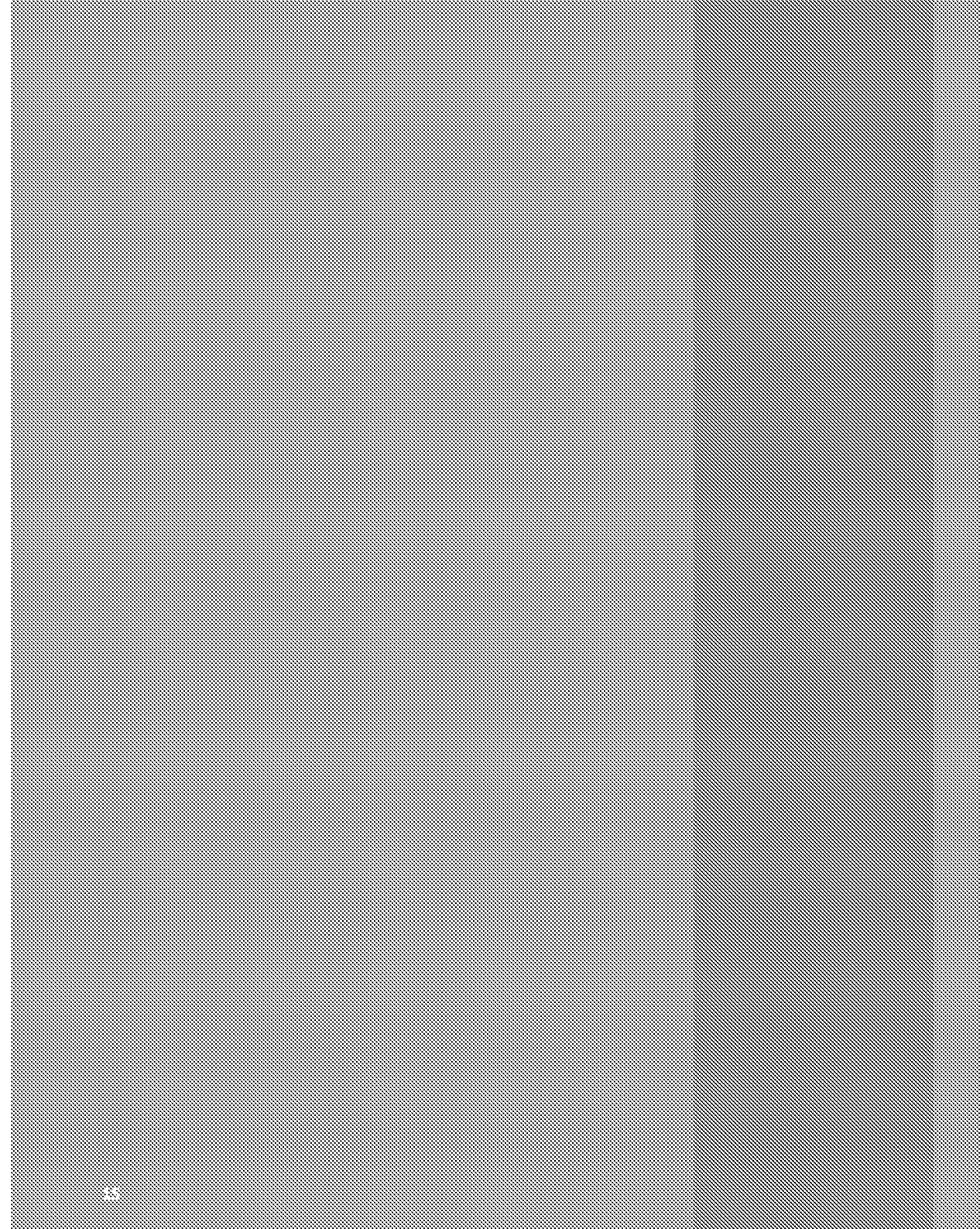
Relationship with the Approved Permission on the Wider Site

4.28 As noted above, the care home is merely a replacement of the previously approved building 4. As such, the application boundary includes just the changes proposed, and the remainder of the site is identified outlined in blue, confirming it remains in the applicant control. Works outside of the red line, which form part of the approved permission, are proposed to be implemented under that consent.

4.29 Counsels opinion has been sought on this approach, and shared with the LPA, which confirms that:

- The red line is appropriately defined, and
- So long as the application is clear that it replaces building 4 of the previous permission and the intention is to build both out, the applicant is able to rely on implementation of the both the original, and the new permission (if granted).

4.30 The application is presented on this basis – as a replacement of building 4.



Comparative Analysis

5

5.1 To aid understanding of the proposed development, and the similarities with the approved, a comparison is provided opposite.

Table 5.1

Approved	Proposed
Use Class C2	Use Class C2
24 care apartments	70 bed care home
GIA of building 4 of 3550m ²	GIA of care home of 3758sqm
L shaped footprint	Very similar L shaped footprint, with minor changes only as a result in internal changes
2- 2.5 stories	2- 2.5 stories with a very minor change in roof line in places, but no overall change in scale, mass or bulk
55 parking spaces across the whole site	55 parking spaces across the whole site (which is in accordance with standards)
Access from Dappers Lane	Access retained in the same location
1 TPO tree removed, with replacement planting	Same single TPO tree removed and replacement parking
Footpath enhancement works off site	No change to the enhancement works to be delivered under the approved permission
Landscaping provided	Very similar landscaping provided, with routes around the site

5.2 The following images assist in providing a visual comparison.

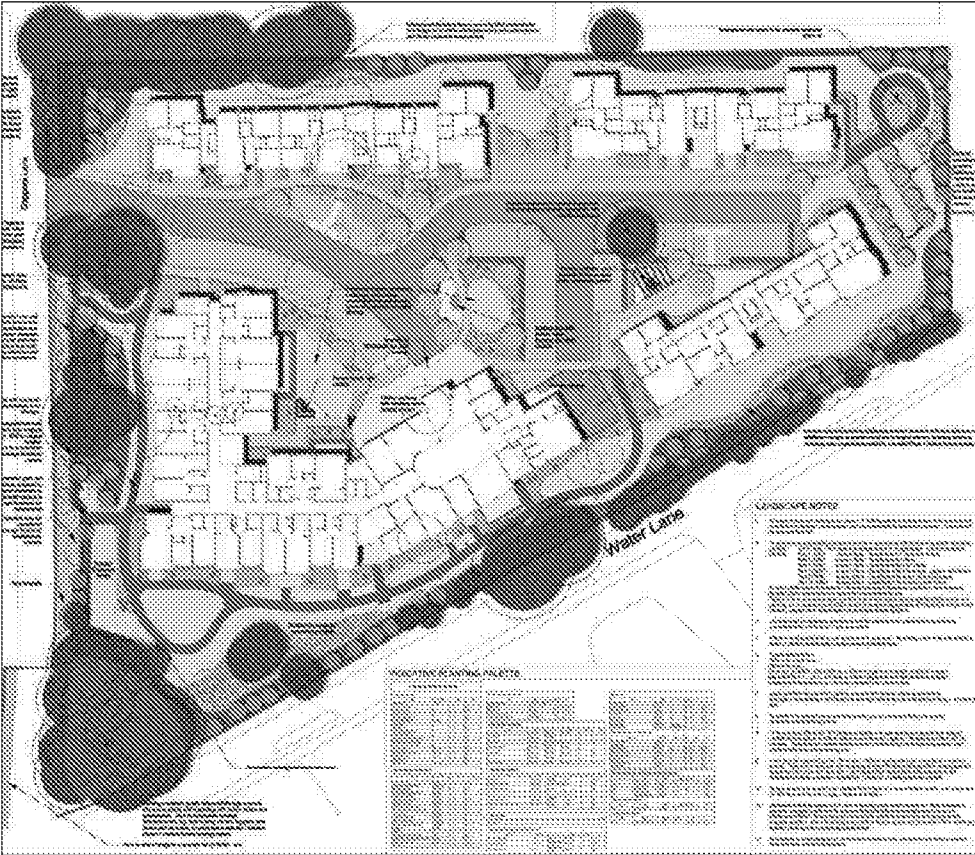
Approved elevations



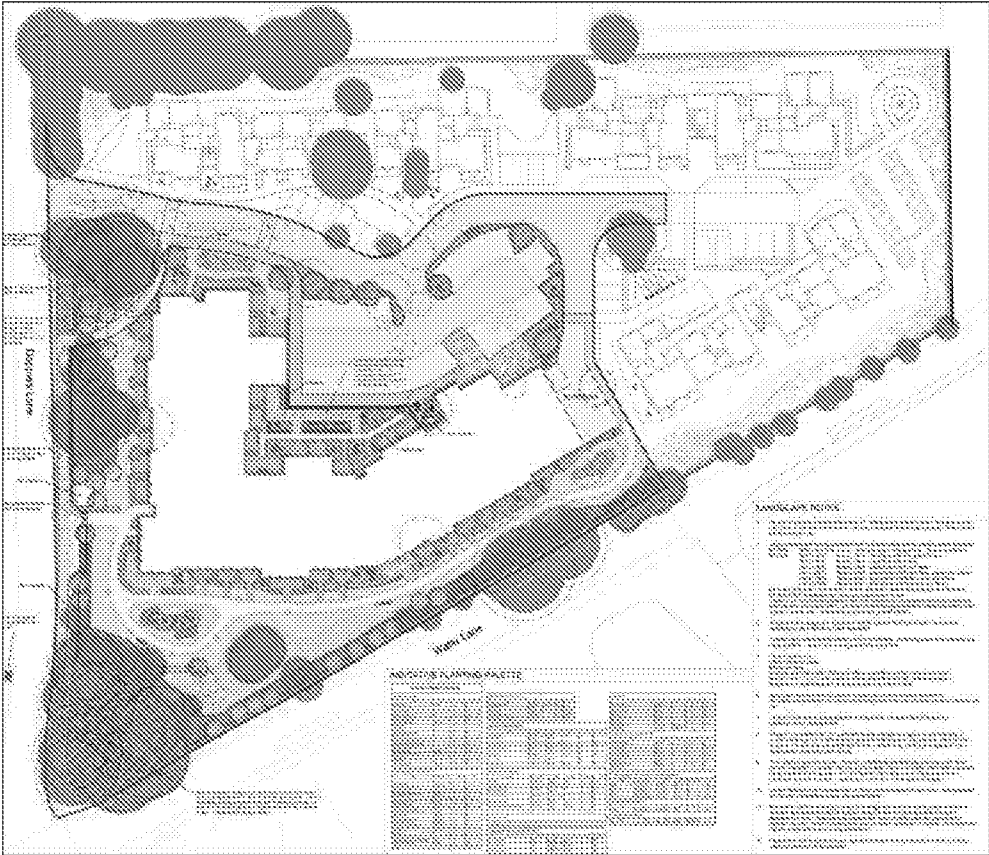
Proposed elevations



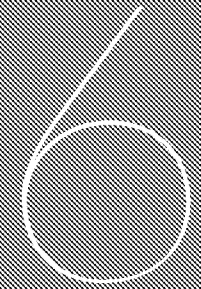
Approved landscape plan



Proposed landscape plan



Statement of Community Involvement



6.1 A Statement of Community Involvement was submitted with the previous planning application for 53 care apartments (January 2016) outlining the steps that were taken prior to the submission of the application. This included pre-application discussions, engagement with local stakeholders and a public exhibition.

Pre-Application Discussions

6.2 In line with Government Guidance on best practice, pre-application discussions were undertaken with Planning Officers at Arun District Council prior to the submission of this application.

6.3 A pre-application meeting was held on 17th April 2018 with Mr J Beaza of Arun District Council Planning Officer to present the proposal.

6.4 The key points discussed/agreed were as follows:

- Principle of Development – It was agreed the principle of a care home could be justified as the use class is the same as the consented use, albeit any scheme would need to be justified under (the then) emerging policy HDM2
- Design – If the proposed care home would be of a similar design, scale and footprint to the consented scheme there would be no detrimental impact to the character of the area. Landscape and screening as proposed in the approved scheme should be retained as far as possible.
- Consultation – Officers advised contact with the Parish Council and Ward Members, as well as the neighbouring properties, by way of letter or leaflet.

Engagement with Members and Parish Council

6.5 As such, engagement has taken place with Members and Parish Council. A on site meeting was held with Cllr Bicknell on 17th July, and a meeting held with the Parish on the evening of the same day.

6.6 The feedback received was positive in noting the similarity between the approved and the proposed. Discussion related to contributions towards the NHS and the deliverability of the footpath linkages.

Public Consultation

6.7 Given that the proposed scheme is very similar to the approved permission, rather than a full exhibition, a letter was sent to circa 100 local residents seeking feedback on the proposals and offering to meet the owners of adjoining properties if required (see Appendix 1).

6.8 Responses were received from 4 residents. One resident was fully supportive and the remaining 3 raised a number of concerns. These concerns and our responses are set out in the table below:

6.9 In summary, the applicant has actively engaged with the local community and stakeholders to communicate and develop the proposals. This has met the requirements of the NPPF and the local guidelines as set out in the Council's SCI. The pre-application engagement has ensured that the local community and key political stakeholders are well-informed about the proposals. Communication with interested parties remains on-going. As such, the applicant considers that the pre-application engagement undertaken with the local community and key stakeholders has been timely, meaningful and effective.

Table 6.1

Comment	Response
Noise from residents and limited distance from back gardens of properties located along Merryfield Crescent. Care home should be positioned away from neighbours	The footprint and position of the proposed care home is very similar to that of building 4 of the previously approved care apartment scheme. As such, it is not considered that the proposals will have any greater/differing impact to that which was previously consented.
The need for medical care and where this will come from	Although important, this is an operational matter for Care UK and outside of the planning process.
Insufficient levels of car parking for staff and visitors, will cause obstruction to Dappers Lane	Car parking provision is proposed in accordance with the relevant standards. An assessment undertaken as part of the accompanying Transport Assessment identifies that there will be ample parking spaces to accommodate the busiest times of the day.
Three storey development which is contrary to previous scheme and dominating to the dwellings on Dappers Lane.	The scale and height of the building is the same as the previously approved Building 4. The levels of the site are used to ensure that the appearance of the largest element of the building is significantly minimised.
Proximity of development to the road, drawings are misleading	As previously noted, the footprint of the building does not differ from the previously approved scheme.
Development too large for size of site	As previously noted, the scale of the building does not differ from the previously approved scheme.
Not suitable for dementia patients	The home is considered suitable for a wider range of users and designed to be suitably flexible to accommodate those with dementia if required.

Planning Policy Context

7

7.1 The main planning policy considerations pertinent to the proposed development are considered below.

The Development Plan

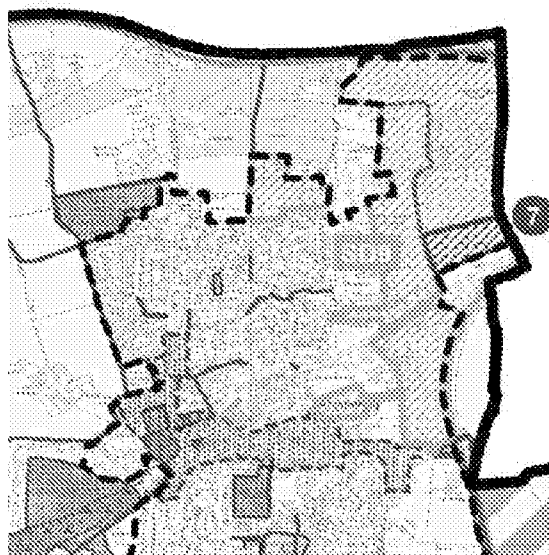
7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications be made with regard to the Development Plan unless material considerations indicate otherwise.

7.3 Paragraph 196 of the National Planning Policy Framework ("NPPF") confirms that planning applications must be determined with regard to the relevant Development Plan but makes clear that the NPPF is a material consideration in decision making.

7.4 The site is situated within the administrative area of Arun. The Development Plan Arun is comprised of the recently adopted Arun District Local Plan (2011-2029). The plan adopted on 18th July 2018.

7.5 The image below depicts the policy map for the newly adopted Local Plan. The Broadlees site can be seen lying within the settlement boundary (the black hatched line) and also adjacent to proposed allocation SD9, a strategic allocation for 800 dwellings noted above.

7.6 The site is therefore bound by existing and proposed development.



7.7 Key policies from the plan include:

- Policy SD: SP1 Sustainable Development states that when considering development proposals the Council will take a positive approach that reflects the 'presumption in favour of sustainable development' contained in the NPPF.
- SD SP2: Built-up area boundary – seeks to focus development within built-up areas.
- Policy LAN DM1: Protection of landscape character includes commentary on having 'special regard' to conserving the setting of the South Downs National Park including views into and out of the Park.
- H DM1: Housing mix – this policy specifically supports the provision of housing of a type that will meet the needs of older people.
- H DM2 Independent living and care homes – permits new and extended independent living and care homes where the following criteria are met:
 - A. The scheme is located within a built-up-boundary if it is a new facility;
 - B. the scheme is easily accessible by foot or public transport to local facilities;

- C. the building can be easily adapted to the various needs of the users;
 - D appropriate design and scale for the local context
 - E. Include provision of amenity space.
 - F. Located where it would support and encourage the continuation of a healthy, active lifestyle.
- Policy D SP1 requires all development proposals to be of good quality and demonstrate a high standard of design.
 - Policy D DM1 outlines aspects of form and design quality that the Council will have regard to when considering applications for new development.
 - Policy ECC SP1 Adapting to climate change states that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as increased probability from flooding.
 - Policy ECC SP2 Energy and climate change mitigation seeks all new residential and commercial development (including conversions, extensions and changes of use.
 - T SP1 – Transport and Development seeks to ensure that development meets certain requirements with regards to providing safe access to the highway network, contributing to highway improvements and promoting sustainable transport.
 - T DM1 Sustainable Travel and Public Rights of Way. Policy T DM1 sets out various criteria for new development to meet to ensure that development enables access to alternative modes of transport including public transport, footpaths and cycle networks.
 - ENV DM4 – Protection of Trees seeks to ensure that development is planned to take a comprehensive view of tree issues early in the design process and that trees are not negatively impacted by development works.
 - ENV DM5 Development and biodiversity seeks to ensure that developments aims to achieve a net gain in biodiversity and protects existing habitats.
 - AH SP2 Affordable Housing requires 30% of developments to be affordable where more than 11 units are provided unless it can be proven that this amount is unviable.
 - INF SP1 Infrastructure provision and implementation identifies that development will be supported where it provides or contributes towards the infrastructure and services needed to support the development.
 - W DM1 water supply and quality seeks to ensure that new development has adequate access to water supply and ensure that adequate drainage capacity exists or can be provided.
 - W DM2 Flood Risk identifies criteria relevant to areas where flood risk is a consideration.
 - W DM3 Sustainable Urban Drainage Systems encourages the use of SUDS systems for new development.
 - Policy HWB SP1: Health and wellbeing states that development should be designed to maximise the impact it can make to promote healthy communities and reduce health inequalities.
 - SD SP3 Gaps Between Settlements identifies criteria which must be met for development that is proposed within the gaps between settlements. This includes between Angmering and Worthing.
 - WM DM1: Waste management states that development over £300,000 must identify the volume and type of materials to be demolished/ excavated and opportunities for re-use.

Neighbourhood Plans

7.8 The Angmering Neighbourhood Plan was adopted in March 2015. It reflects the Local Plan in respect of the site, confirms the extent of Built Up Area to be Dapper's Lane and includes a series of housing allocations for within the village.

7.9 Relevant policies to the determination of the proposal include the following:

- HD1 – Built-up area boundary – focusses development to within the built-up area boundary.
- EH3 – Flood Prevention
- HD4 Materials – requiring a harmonious use of materials reflecting the immediate surrounding area, particularly flint and stock brick.
- HD5 Built Form – which seeks to control, plot widths, a limit of storey height to 2.5 storeys and integration with the setting, with particular regard to the SDNP.

- HD6 Housing Design and Layout – which seeks to ensure development is of a high quality, meets the highest possible standard of construction and advocates specific types of building within residential developments.
- HD8 Parking for New Developments refers back to WSCC parking standards.
- TM1 Local Highways seeks to ensure that developments demonstrate that *‘adequate and satisfactory provision has been made to mitigate the impact of the traffic generated both during development and on completion’*.

National Planning Policy

National Planning Policy Framework

7.10 The National Planning Policy Framework (“NPPF”) was adopted in March 2012.

7.11 Paragraph **7** outlines three dimensions to sustainable development which gives rise to the need for the planning system to perform a number of roles:

- An **economic role** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation;*
- A **social role** – *supporting strong, vibrant and healthy communities; and*
- An **environmental role** – *contributing to protecting and enhancing our natural, built and historic environment.*

7.12 Paragraph 14 establishes that at the heart of the NPPF is a presumption in favour of sustainable development. Where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless the adverse impacts of doing so would significantly outweigh the benefits, when assessed against the policies in the NPPF; or specific policies in the NPPF indicate development should be restricted.

7.13 Paragraph 17 sets out a set of core land-use planning principles that should underpin both plan-making and decision-taking. The 12 principles include that planning should:

- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Support the transition to a low carbon future in a changing climate.
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; and
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

7.14 Paragraphs 18 and 19 confirm the Government’s commitment to securing economic growth and creating jobs. They confirm that the planning system should operate to encourage and not act as an impediment to sustainable growth.

7.15 Paragraph 47 states that to “boost significantly” the supply of housing, local planning authorities should plan to meet the full objectively assessed needs for housing. Paragraph 50 goes on to confirm that planning authorities should deliver a wide choice of quality homes and plan for a mix of housing based on current and future trends to meet the needs of different groups within the community (such as the elderly).

7.16 Paragraph 56 establishes that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Planning Practice Guidance (“PPG”)

7.17 On 6 March 2014, the Department for Communities and Local Government (“DCLG”) launched the Planning Practice Guidance web-based resource.

7.18 PPG Design Chapter paragraph 001 states that as well as reinforcing that good quality design is an integral part of sustainable development it states that achieving good design is about creating places, buildings or spaces that work well for everyone, look good, will last, and adapt for the needs of future generations.

7.19 Paragraph 007 establishes that design should promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.

7.20 Planning Good Design paragraph 023 sets out the five key design considerations, as follows:

- Layout: the way in which buildings and spaces relate to each other;
- Form: the shape of buildings;
- Scale: the size of buildings;
- Detailing: the important smaller elements of building and spaces; and
- Materials: what a building is made from.

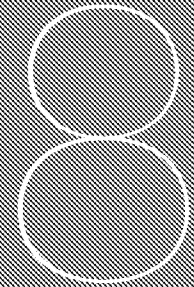
7.21 The five key considerations are assessed further in the Design and Access Statement which has been submitted in support of the application.

7.22 With regards to the delivery of housing to meet the needs of elderly people, the PPG establishes:

"The need to provide housing for older people is critical given the projected increase in the number of households aged 65 or over accounts for over half of the new households (Department for Communities and Local Government Household Projections 2013). Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to move. This could free up houses that are under occupied.

In decision-taking, evidence that development proposals for accessible and manageable homes specifically for older people will free up under-occupied local housing for other population groups is likely to demonstrate a market need that supports the approval of such homes." (NPPG: Paragraph 037 Reference ID: 3-037-20150320).

Planning Analysis



8.1 This section analyses the suitability of the proposed development in the context of local and national planning policy. Starting with the principle, this section demonstrates that the proposed development represents sustainable development which is in accordance with the Development Plan and that there are no other material considerations which indicate otherwise.

8.2 Reference is made within this section to assessments within technical reports that have been submitted in support of the planning application.

Principle of Development

8.3 As set out during pre-application discussions, the principle of development on the site has been accepted by the previous permission, which establishes a precedent. In addition to this, the Local Plan has now been adopted and the settlement boundary for Angmering amended to include both the site, and the wider allocation of land to the north and east.

8.4 As such, the application site is no longer within the defined Countryside, but rather located within the Built Up Area. On this basis, we consider the principle of development to be acceptable.

Care Home Use

8.5 Adopted Policy H DM2 of the new Local Plan relates to Independent living and care homes. The supporting text acknowledges the growing older population within the district and the need to provide care facilities for them including nursing homes. The policy identifies 6 criteria that must be met for the provision of new care home facilities and we address these in turn below:

- a The proposed new facility is located within the Built Up Area Boundary.
- b The scheme is easily accessible by foot and public transport to local facilities being located 600m from the village centre and within 160m of a nearby bus stop with links to the local and wider area.
- c The design of the scheme is tailored to the needs of its residents but also flexible enough to respond to changes in care needs. For example, the proposal will allow for a range of care needs, from residential care, to full nursing care. It will also allow for those with

dementia. The building allows for individual neighbourhood within the building to respond to those needs, which can be changed over time. For example, the entirety of one floor can provide for nursing needs if necessary, or sub sections of each floor as necessary.

- d We comment further on the design of the building below but it is considered to be of an appropriate style and quality to ensure it is appropriate to the local context. Indeed, the design reflects that of the recently approved development on the site.
- e Extensive areas of high-quality external amenity space will be provided for residents of the care home.
- f Both the location of the building (close to facilities and a number of footpaths) and its design (including extensive amenity areas and internal facilities) will help to support the continuation of a healthy and active lifestyle for residents.

8.6 As such, the proposals will comply with Policy H DM2.



8.7 It is noted that policy H SP2 requires a contribution to affordable housing. This has been addressed in full by the accompanying (confidential) Viability Assessment which demonstrates that for the development to generate a return there is no scope to provide planning obligations, beyond a contribution of circa £30,000 which is anticipated to be required for NHS and library and waste services (reflecting that made previously). Payment of any other contribution, to affordable housing for example, would render the site unviable. On this basis, the non provision of affordable housing is fully justified.

Need for the Proposal

8.8 As set out in the original request for the Non Material Amendment, a detailed review and marketing of the site has confirmed that the original scheme for 53 apartments no longer reflects current market requirements. However, there remains demand for a care home on the site. This is reviewed in full in the accompanying Desktop Marketing Analysis prepared by Christies & Co.

8.9 The report indicates a demand for 1,049 beds in 2018 which is projected to increase to 1,229 and 1,425 by 2023 and 2028 respectively generated by the strong population growth rates, particularly for over 75s. The target catchment for the care home is identified to be around 5km and especially to the south east of the site, where the elderly population density is notably high. Even taking into account proposed additional beds within the catchment, the assessment indicates a current undersupply of 204 EMC/future proof beds and this is set to increase to 296 by 2023 and 492 by 2028 as a result of the growing elderly population.

8.10 It is also notable that Policy H DM1 regarding housing mix specifically identifies the need to provide housing of a type that meets the needs of older people, which this proposal seeks to deliver.

Other Benefits

8.11 It is anticipated that the proposal will deliver new jobs, in a range of positions, including nursing care professionals, cleaning and maintenance staff and catering and hospitality teams. These positions will include both full and part time positions, in shift patterns.

8.12 It is likely that the majority of the job opportunities will be fulfilled by staff living in close proximity to the site. This also assists with the sustainability of the operation and minimising the traffic movements generated by the proposal.

8.13 In addition to job creation, the following economic benefits are envisaged which would contribute towards the prosperity of the area:

- Indirect economic impacts i.e. jobs and gross value added generated in the local economy in the chain of suppliers of goods and services to the direct activities. In the short term, the site represents development, which will create a demand within the construction industry. This has the potential to support direct job growth within that sector and indeed, to stimulate additional job generation in secondary jobs that service the construction sector. The economic impact of this should not be underestimated.
- Induced economic impacts i.e. jobs and gross value added created by direct and indirect employees' spending in the local and wider economy i.e. both Angmering and beyond.

- Wider economic (catalytic) and social impacts i.e. income generated in the economy related to the wider role of the development in influencing economic activities and social effects. This will include examination of impacts on local regeneration and inward investment as well as benefits to population and environmental benefits.
- In addition, given the nature of the scheme, there will be economic benefit to be secured from the management and maintenance of the development in the longer term. The planning policy context is supportive of employment generation and the benefits that will be delivered, and the proposal is therefore in accordance with the Plan in general terms.

8.14 On this basis the employment opportunities are significant and could bring substantial benefits to the local community.

Conclusion in respect of matters of principle

8.15 On the basis of the above, it is considered that the principle of development is acceptable. The site is contained within the Built Up Area and there is a previously approved application on the site. Furthermore, the site is in a suitable and sustainable location and the proposals would fulfil an important need within the area as well as providing important economic and social benefits. In summary therefore, the proposals comply with Local Plan Policies SD: SP1, SD: SP2, H:DM1 and H:DM2 and Neighbourhood Plan Policies HD2 and HD3 and the NPPF.

Other Material Considerations

Design and Appearance of the building

8.16 It is considered that the proposal represents a high standard of design which reflects the local context and meets all current standards (thereby responding to Local Plan Policies D SP1 and D DM1). Further the requirements of NP policy HD4 and 5 are also respected.

8.17 The surrounding area, and particularly to the west, is characterised by 2 storey residential properties, with a variety of roof forms, and a relatively constrained palette of materials. There is a strong street frontage character defined by landscaping and trees. This is discussed in full within the accompanying Design and Access Statement which provides a thorough site analysis and context appraisal.

8.18 The proposal seeks to respond to this by reflecting this character in built form, and building line (as specifically requested by the Planning Officer for the previous application) and therefore provides a scheme which is considered compatible with its location in terms of landscape, scale, form, spaciousness and use of external materials. Red brick and flint render are the primary external materials, reflecting the materials defined in policy HD4 of the NP.

8.19 The proximity to the South Downs National park was also considered when designing the scheme, particularly in terms of massing and boundary screening. The accompanying LVIA states that the

views from the park are no more than minor adverse. Furthermore, it is notable that even in respect of the proposed extension to Angmering, the Sustainability Appraisal for the Local Plan confirms development could be contained, particularly with careful landscaping and boundary treatments.

8.20 The scale and context of the proposal is such that it is seen as development closely associated with the village. It will not therefore undermine or materially infringe the gaps between settlements. There is no impact on the physical nor visual separation of the settlements (reflecting Local Plan Policy SD SP3). Nor does the proposal negatively impact upon the setting or views in or out of the SDNP, as demonstrated by the LVIA. Policy LAN DM1 is therefore respected.

8.21 The building is fully accessible to wheelchair users and those with mobility issues. The car park is laid out to ensure sufficient manoeuvring space and the footpath material choices will ensure that pedestrian movements along the footpaths are clearly routed. Pedestrian safety is therefore maintained.

8.22 As such, a fully inclusive environment is ensured, that can be used by all, regardless of age or disability, and thus is flexible and can be adapted to the community throughout their lifetime. Hence the proposal is in accordance with D SP1 in providing a sustainable form of development.

8.23 The building has been designed taking into account the amenity of nearby residential properties. It is notable that the site is not immediately adjacent to any residential properties. Indeed, the closest residents are all located on the opposite side of Dapper's Lane with enhanced intervening screening also present. As such, and taking into consideration the distances involved, the impact of the proposals would be limited in terms of overlooking or overbearing impact. As such the proposals accord with Policy D DM1.

8.24 Further the proposal has been designed to minimise crime. The additional pedestrian link to the new footpath will be gated and locked to ensure no unauthorised access. Low level lighting is proposed throughout the scheme (whilst respecting the ecological requirements) which will further minimise the opportunities for crime. The proposal is therefore considered to be in accordance with policies D: SP1, SD: SP3, LAND DM1 and D DM1 as well as NP Policies HD4-7.

Sustainability

8.25 A full Sustainability and Energy Statement accompanies the application. This reviews the relevant policy background, including emerging policy and considers the overall sustainability credentials of the proposal. The range of sustainability features of this proposal include:

- A Fabric First approach to design and construction that will target improved performance above Building Regulations Part L 2013 compliance;

- Installation of low energy lighting internally and externally;
- A reduction in water consumption through the use of water efficient fittings and low flow fixtures;
- Prioritisation of natural ventilation where possible, promoting low energy use and high air quality;
- Improved pedestrian links to the site through the provision of a new pedestrian walkway to the western side of the site;
- Use of sustainable, local materials in construction where possible;
- A commitment to sustainable construction and registration of the site with the Considerate Constructors Scheme;
- A commitment to diverting waste from landfill both during construction and upon operation through the provision of on-site recyclable waste storage, and
- The implementation of Sustainable Urban Drainage Systems (SUDs) to manage flood risk from surface water.
- Development designed to minimise the impact on ecology through a range of mitigation and avoidance measures.

8.26 On this basis, the sustainability aspects of the proposal are considerable and will result in a high quality, energy and resource efficient development. As such, the scheme complies with Policy ECC: SP2.

Accessibility, Parking and Highway

8.27 The application is supported by a Transport Assessment and Travel Plan prepared by Royal Haskoning DHV. The assessment concludes that the site is in a sustainable location within walking and cycling distance from the village centre. There will be continuous footways available and the provision of footpaths both within the site, and along Dapper's Lane will be a significant benefit of the scheme, particularly in respect of providing safe footpath and cycle links to encourage means of travel other than the car. The site is also within close proximity of a local bus stop providing links to the local and wider area. The proposal is considered to comply with the aims of H DM2 of the Angmering plan by being easily accessible by foot (and public transport) to community and social facilities such as shops, healthcare and community facilities.



8.28 Access to the wider site was approved as part of the previous planning application. All routes/access points have been adequately tracked and visibility plays are considered to be appropriate.

8.29 Trip generation associated with the development indicates a maximum of eight two-way vehicle movements to and from the site along Dapper's Lane during the weekday pm peak hour which is a modest amount. Overall, the proposed development will not have a material impact on the operation of the local highway network. Collision data has also been reviewed and it is considered that the traffic associated with the development will not have a foreseeable adverse impact on route safety conditions.

8.30 The maximum parking accumulation for the development is expected to occur between 10am and 11am when 21 spaces would be occupied. With this in mind, the parking accumulation demonstrates that at the busiest part of the day, the 27 proposed spaces will be adequate for the development and in accordance with the county parking standards.

8.31 The NPPF states that *"Development should only be prevented or refused on transport grounds where the residual cumulative affects of development are severe"*. The transport assessment indicates that the travel demand of the proposals do not represent a severe residual impact. The site is located in a sustainable location within close proximity to a number of facilities and adequate parking is proposed. With these matters in mind, it is considered that the proposals comply with the adopted policies T DM1, T SP1 and GEN15 and NP Policies TM1 and HD8.

Trees and Landscaping

8.32 Due consideration has been given to the landscaping proposal from the inception of the project to ensure the residents are provided with high quality external spaces, including formal planted gardens and more informal amenity space akin to the wider setting.

8.33 Tree loss has been minimised as far as possible and retained trees will be appropriately protected during the construction process. The trees that are subject to a TPO are retained (with the exception of a single TPO tree, which was previously accepted for removal). A full AIA is anticipated by condition, albeit high level measures are identified at this stage.

8.34 A full landscape strategy has been prepared, including indicative planting, and the use of indigenous species to maximise biodiversity benefits. This includes Oak, Maple, Cherry, Dogwood, Blackthorn, Hawthorn, Hazel etc for the trees and scrub proposed and a wildflower mix as recommended by the Ecological Assessment that accompanies the application.

8.35 As a full landscape scheme has been prepared, and due consideration given to higher levels of tree planting compared to those lost, the proposal is considered to be in accordance with policy ENV DM4 of the adopted local plan.

Ecology

8.36 TLP undertook an Ecological Impact Assessment (focussing on an assessment of habitat suitability for GCN, reptiles, dormice and bat roosts) which builds

upon the earlier Preliminary Ecological Appraisal that was prepared by Middlemarch in January 2018. Both reports are valid for the purposes of this application. The updated survey work undertaken by TLP in March indicate that the site had negligible value for bats, albeit ongoing reptile and dormice surveys are underway and will be reported at the end of the current survey period, with mitigation as required.

8.37 The ecological recommendations in relation to the wider site which have been incorporated in the proposal where relevant (and details of which can be controlled by condition) are set out below:

- Clearance of scrub/hedges outside the bird nesting season, which will be adhered to as a matter of good practice.
- Bat and bird boxes are proposed and an area has been identified in the south western corner amongst the closest tree cover.
- Lighting within the site should be carefully specified to ensure no detrimental effect on bat activity. Low level lighting has been proposed, and will ensure the relevant credentials are met.
- Recommendations in respect of the planting have been taken into account.
- Hedgehog boxes are also recommended. These too can be controlled by condition.

8.38 Once the further surveys are completed, the proposal will be in accordance with policy ENV DM5 in seeking to achieve a net gain in biodiversity and creation of new habitats.

Flooding and Drainage

8.39 A full surface water drainage strategy and Phase 1 FRA is submitted which demonstrates no harm to the surrounding area in respect of flood risk. The site is located within flood zone 1 and overall flood risk to the site is considered to be low. A SuDS system has been developed for the site which incorporates a combination of permeable paving and geocellular crates. Overall, the proposals will adhere to the requirements of the NPPF and the objectives set by Central Government and the EA and there will be no increase in flood risk as a result of the scheme's implementation. On this basis the proposal is considered to be in accordance with adopted policy W DM2-3 which specifically encourages the use of SuDS.

Contamination

8.40 A full site investigation was been undertaken, as part of the approved application which demonstrates that some compounds were identified above guideline screening levels and as such these soils will be removed or a cover layer system provided. As is standard practice the full remediation strategy specific to this site can be confirmed at condition stage. There is no impediment to development.

Conclusion in respect of Material Considerations

8.41 On the basis of the above, there are no material considerations which suggest the application ought not to be determined in accordance with the Development Plan.

The Planning Balance

9.1 The application site forms part of a wider site where planning permission was recently granted for 53 extra-care apartments (ref A/27/16/PL). Following a change in market conditions, this current application proposes to alter a 0.7 hectare area of this wider site from 24 care apartments to a 70-bed care home. With this planning precedent in mind and considering that the site is now located within the settlement boundary, it is considered that the principle of development on the site is acceptable. Furthermore, the proposed development clearly comprises sustainable development in the context of the policies set out within the NPPF and accords with the Development Plan.

9.2 To summarise, the proposal is considered;

- Environmentally Sustainable – The site is located within a sustainable location within the Built Up Area and makes effective use of previously developed land. There is a demonstrable need for the type of accommodation provided and the location is suitable.
- Economically Sustainable – The proposal will generate a significant economic benefit and will provide employment opportunities to the area.
- Socially Sustainable – The proposal will help meet a very significant need for elderly care, a key element of the social infrastructure of the town. Its design and location mean it will encourage the continuation of a healthy, active lifestyle.

9.3 The technical assessment work undertaken in support of the application confirms that there are no other material considerations which suggest the proposal ought not be considered in accordance with the Plan.

9.4 The proposal comprises a well-designed and high-quality building, which is entirely appropriate to its context in terms of urban form and materials. The building is of a scale appropriate to this location within the settlement and its massing and appearance has not changed significantly from the previously approved scheme

9.5 On this basis, it is respectfully considered that planning permission should be granted.

Letter to residents

Appendix 1



May 2018

Dear Resident

RE: LAND AT BROADLEES, DAPPERS LANE

By way of introduction, I act on behalf of Frontier Estates as Planning Consultant. As you may recall, in February of 2017 planning permission was granted for 53 care apartments for the elderly at Broadlees, on Dappers Lane. The care apartments are designed to allow elderly residents to live relatively independently, within their own apartments, with the support of additional care as and when this is required.

However, as the proposal at that time did not include a care home, it would not have allowed for those with more advanced care or nursing needs, who require additional support to remain living on the site. We are therefore now working to deliver a care home as part of the proposals which can provide both nursing and residential care. It can also care for those with advanced dementia, and palliative needs in a supported environment.

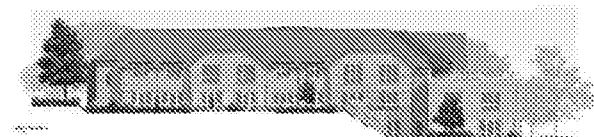
We are therefore preparing drawings for a care home on part of the site, with the remainder of the site for the care apartments as originally intended. The proposal seeks to deliver a 70 bed care home. As you may be aware, this reflects an application made last year but which for various reasons was not progressed, and a new full application is now proposed. As shown on the plan below, the care home is intended to be located in the southern corner of the site.



Gillings Planning Ltd, 13 Oakmount Road, Chandlers Ford, Hampshire, SO53 2LG
Tel: 0235 8235855 Email: anna@gillingsplanning.co.uk

In respecting the terms of the original planning permission, the building is designed to be as similar as possible to the previously approved building. It has a very similar footprint and similar elevations despite the internal changes. The height of the building remains the same as the approved.

Below is the western elevation of the building, along Dappers Lane.



The southern elevation, fronting Water Lane, is shown below (in two sections where the building turns a slight 'corner'). This design is similar to the original permission.



As the building remains in the same location on the site, this allows for the continued retention and enhancement of the trees and shrubs along Water Lane and Dappers Lane. The images below are from Dappers Lane and Water Lane respectively.



We are now at the stage where we would very much like to understand the views of the community before progressing with a revised application, and hence would welcome your feedback. Our intention is to take on board all the comments received, review the plans and then submit a planning application. Arun District Council may then write to you again for your views once the application is under consideration.

If you have any comments or observations, or would like further information, please do drop me an email or letter using the details below, or do give me a call to discuss further.

My details are:

Anna Gillings - Gillings Planning
023 8235855
13 Oakmount Road, Chandlers Ford, Hampshire, SO53 2LG

Alongside this process, and because the existing buildings on the site will need to be demolished in any event, our intention is to start work on site shortly (once we have discharged the relevant planning conditions). These works will comprise the demolition of the existing buildings only, while the care home application is considered.

I hope this is a useful update and we look forward to your comments on the care home proposals. If you would prefer to meet with us to discuss in more detail, please do let me know and we would be very pleased to do so. I would be very grateful for any comments by Monday 21st May.

Kind Regards

Anna Gillings
Managing Director

anna@gillingsplanning.co.uk

For further information contact

Anna Gillings

