

19<sup>th</sup> October 2018

REF: FRON1004a

Mrs Anita Gardner  
Principle Planner  
Directorate of Place  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
BH17 5LF

Dear Mrs Gardner

**RE: Broadlees, Dapper's Lane, Angmering - A/114/18/PL**

I refer to the current application detailed above for the demolition and erection of a 70-bed care home within class C2, access, parking, landscaping and other associated works.

Several letters of representation have been received in relation to the proposal and this letter seeks to address the concerns raised and consider the comments from consultation responses.

As a starting point, it is important to note that the proposal is for the same use class of building that has already been approved at the site through planning consent A/27/16/PL for 53 care apartments. The footprint of the proposed care home would be very similar to approved building 4 and the access is identical.

A large number of the letters received from residents refer to the proposed 70 bed care home *in addition* to the already approved 53 care apartments at the site. This is not the case. The care home would **replace** building 4 of the previously approved scheme, therefore removing 24 care apartments. The intention is for the 70-bed care home to co-exist with the remaining 29 care apartments.

Letters of objection received primarily relate to parking/traffic, over development, scale of building, loss of privacy, increased noise and pollution, drainage/flooding and loss of trees. I have addressed each of these matters below.

**Parking/Traffic**

Concerns have been raised regarding the number of car parking spaces for the development and impact to Dapper's Lane. The application is fully supported by a Transport Assessment and Travel Plan which concludes the site would provide a suitable number of parking spaces for the development and is in accordance with the County parking standards. No objection has been raised by the County Council in this respect.

In addition, the Transport Assessment indicates that the travel demand of the proposal would not represent a severe residual impact to the wider area and is in accordance with the NPPF. Furthermore, the access to the site will not change from the previously approved application with the main entrance being via Dapper's Lane which was subject to a Safety Audit and found to be acceptable. An important point to note is that a new footway is intended to be provided as a result of the scheme which will provide a safe pedestrian access to Dapper's Lane and will be of benefit to the wider community. Again, no objection is raised by the County Council on these matters.

## **Scale and Form**

The scale and design of the building has been fully addressed within the supporting Planning Statement and Design and Access Statement. The care home footprint and scale reflect that of building 4 which has previously been approved at the site and is not therefore considered to be 'over-development'. The revised building would be 2-2.5 storeys in height, very similar to the approved care apartments and responds to the level changes across the site resulting in a building that is of a domestic scale as far as possible. The design of the building entails protruding gables to break up each elevation and reduce its bulk.

Various letters refer to the approved care apartments and the proposed care home resulting in overdevelopment of the site. As stated above this would not be the case as the care home would replace building 4 previously approved so would co-exist with the remaining 29 care apartments. The proposed care home is of a very similar scale and form to building 4 which was not considered to result in overdevelopment of the site.

Overall it is considered that the scale is compatible to the area and closely designed to a building that has already been granted consent at the site. In our view the proposed building will make an appropriate contribution to the street scene, particularly noting that the site now lies within the Built Up Area of the village.

## **Privacy**

We do note the concerns regarding loss of privacy, however, the closest residential neighbours are located to the opposite side of Dapper's Lane with intervening screening present between properties. The footprint and position of the proposed care home is also very similar to that of building 4 of the previously approved care apartment scheme. As such, the proposals will not impact on the privacy of the existing homes.

It is noted that some concern has been raised specifically due to the position of a terrace to the first floor. However, this would only overlook the landscaped garden area and Water Lane where no neighbouring properties are present. The south west corner of the terrace is also a considerable distance to the rear gardens of properties to Mayfield Crescent especially given the boundary screening. If considered necessary, the end of the terrace to the west elevation could entail privacy glass (secured via condition) to ensure that no overlooking would occur to neighbours if you consider that helpful.

## **Noise and Pollution**

Concern has been raised that the care home would attract additional traffic and associated noise/pollution. As noted above the access onto Dapper's Lane has already been approved via the granted scheme and this will not be altered. Such an access has been considered acceptable by the Local Planning Authority and the County Council. No noise concerns were raised regarding this access.

Furthermore, it should be noted that residents within a Care Home would not be anticipated to own a car, as typically residents are within the last three years of life with considerable care needs. While staff would be required the supporting Transport Assessment concludes that the proposed development will not have a material impact upon the operation of the local highway network or result in a significantly higher level of daily vehicular traffic when compared to the extant consent. Therefore, as there would not be a material increase in traffic, the proposal is not considered to increase noise or pollution.

It has also been raised that occupiers of the care home could potentially be disturbing to nearby residents. We do recognise this concern, but care of the residents will be of a high quality and residents with dementia kept safe, thus there is highly unlikely to be any disturbance to immediate neighbours.

## **Drainage/Flooding**

Issues have been raised in terms of surface water drainage and foul sewage. Again, we recognise this is a longstanding concern of residents, and has been central to the design strategy for the site. A comprehensive drainage strategy accompanies the planning application. This comprises of SUDS utilising permeable paving and geocellular crates subject to further infiltration testing which can be secured via a condition. Both the LLFA and the Water Company have raised no objection to this approach and recommend conditions which we are pleased to accept.

## **Tree Issues**

The accompanying Arboricultural Impact Report highlights that one protected tree is to be removed by the access to the site. This has already been agreed through the previous approved scheme. All other protected trees are to be retained and appropriate protective fencing has already been implemented on site to protect such trees.

## **Previous Applications**

Reference is made to the refusal of a care home at the site in 2014. It is important to note that this was refused as it was a departure from the development plan as at that time the site was positioned outside the built up area. The Local Plan has now been adopted and the settlement boundary for Angmering amended to include the application site. As such, the site is no longer within the defined Countryside, but rather located within the Built Up Area where development is encouraged through adopted policies.

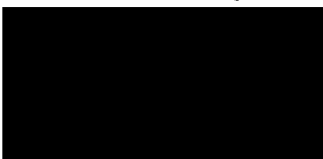
## **Statutory Consultee responses**

It is noted that no objections have been raised from the statutory consultees to date which is encouraging. We await feedback from the final consultees in respect of trees, landscapes and environmental health, as well as any s106 contributions required.

It is therefore considered, taking into account the above comments and consultation responses, that the proposal for a care home is in accordance with planning policy and there are no material considerations which indicate it should be determined otherwise. Conditions could be reasonably applied to a consent to address concerns further if considered necessary, and we welcome this.

I hope this is a helpful review, and we would be pleased to discuss further.

Yours Sincerely



Anna Gillings  
Managing Director

