



Mr Beckenham
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Angmering
BN16 4DA

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e-mail: juan.baeza@arun.gov.uk

8 May 2019

Please ask for: Juan Baeza

Our Ref: A/114/18/PL

Dear Mr Beckenham

Broadlees, Dappers Lane, Angmering

Thank you for your letter dated 24th April 2019 followed by your further correspondence received on the 1st May 2019.

Your first concern is with the description given to this application. In your opinion it should have been described for the purpose this building it is to be put to, that is a home for palliative and advanced dementia care.

I understand the point you are making but for planning purposes the task of registering and describing an application is to allocate it its correct planning use. In this case the Town and Country Planning (Use Classes) Order 1987 dictates that, in this case, the proposed building is a Class C2 Residential Institution where the use is 'for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).' Class C2 covers a broad spectrum of uses and it is the use as a whole that the planning application comprised.

You have other related concern about the regulations under the Care Quality Commission and Royal College of Nursing that govern a home providing this level of special care. These are matters that are governed by other, non-planning legislation/advice. Planning guidance is clear in requiring that such matters cannot be taken into account when determining planning applications as they are controlled by other, separate legislation. Planning is there to consider land use issues and if there are other regulations that will deal with how that use operates, then Planning is unable to duplicate those.

The application was correctly described and it was correct not to take into account the regulations that you have set out when making a recommendation to committee.

Moving on to your concerns about traffic and parking. Once the associated legal agreement with this application is signed and planning permission issued, Condition 6 requires that a Construction Management Plan is submitted and approved in writing by the Local Planning Authority. Details need to be submitted and agreed before any works to

implement the permission take place on the site. This condition requires amongst other issues details to be submitted for 'arrangements for public consultation and liaison during the construction works' as well as 'an indicative programme for carrying out the works.' This will provide neighbouring residents with a point of contact where they can take any problems/issues that they may have during the construction period. When the discharge of application is submitted details will be posted on the website of what is being proposed so as to give concerned residents the information that has been agreed with the Council to minimise noise and disturbance that will be generated during the construction period.

I trust that the above answers the queries/concerns that you have on this site and subsequent decision to approve the application for a care home.

Yours sincerely

Juan Baeza
Area Team Leader



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

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Mr J F Beckenham
23 Merryfield Crescent
Angmering Village
West Sussex
BN16 4DA

25 April 2019

Your Ref:

Our Ref: JB/SDB

Please ask for:
Juan Baeza
Area Team Leader
Direct Dial: 01903 737765

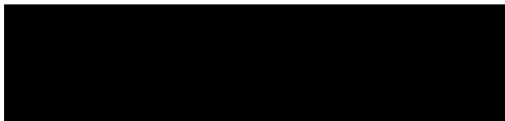
Dear Mr Beckenham

Planning Application Ref: A/114/18/PL
Broadlees, Dappers Lane, Angmering, BN16 4EN
Planning Application Report Approved by Development Control Committee
Wednesday, 10 April 2019

Thank you for your letter of 24 April 2019 addressed to Mr Lynn, Chief Executive which has been passed to me to provide you with a response.

Please be assured that I am currently looking into the matters you raise and will provide you with a more substantive response by Thursday, 9 May 2019 latest.

Yours sincerely



Juan Baeza
Area Team Leader

Mr N Lynn
Chief Executive
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

23 Merryfield Crescent
Angmering Village
West Sussex
BN16 4DA



Dear Mr Lynn,,

24th April 2019

PLANNING APPLICATION REF N^o A/114/18/PL
LOCATION:- BROADLEES, DAPPERS LANE, ANGMERING, BN16 4EN

PLANNING APPLICATION REPORT APPROVED BY DEVELOPMENT
CONTROL COMMITTEE – WEDNESDAY 10th APRIL 2019

First, I am writing on behalf of a large number of resident Council Tax Payers who will either be directly or indirectly affected by **FRONTIER ESTATES** development which is to be built on land bounded by Dappers and Water Lanes, Angmering.

The legitimate concerns of residents relates to the incorrect title and omission of important information presented in the **PLANNING APPLICATION REPORT** submitted to the **DEVELOPMENT CONTROL COMMITTEE** on Wednesday 10th April 2019.

It is imperative for all reports to the various committees of the Council be accurate in descriptive content and presented in a clear informative format for **ELECTED MEMBERS** and other interested parties within the Council together with members of the Community who may be directly affected by the outcomes of any such applications.

THE FIRST CONCERN:- relates to the **TITLE** which appears at the beginning of the **PLANNING APPLICATION REPORT** as follows!—

“DEMOLITION & ERECTION OF A 70 BED CARE HOME WITHIN USE CLASS C2, ETC, ETC” WHICH IS INCORRECT FOR THE FOLLOWING REASONS:—

- i. **THE DEVELOPER FRONTIER ESTATES APPLICATION IS IN FACT FOR THE ERECTION OF A:—**
70 BED NURSING HOME FOR PALLIATIVE AND ADVANCED DEMENTIA CARE (NOT A CARE HOME)

- ii. UNDER CARE QUALITY COMMISSION AND ROYAL COLLEGE OF NURSING REQUIREMENTS AND RECOMMENDATIONS:-NURSING HOMES REQUIRE A HIGHER RATIO OF NURSING STAFF TO PATIENTS WHO ARE SPECIALLY QUALIFIED IN EITHER PALLIATIVE OR ADVANCED DEMENTIA CARE AND TO BE IN ATTENDANCE IN SHIFTS NIGHT & DAY

QUESTION:-WHY WAS THE MISLEADING TITLE "CARE HOME" USED IN THE REPORT INSTEAD OF THE CORRECT NURSING HOME TITLE?

THIS IS A SERIOUS ERROR WHICH HAS RESULTED IN THE DEVELOPMENT CONTROL COMMITTEE BEING MISINFORMED. CAN THIS ERROR BE RECTIFIED TO COMPLY WITH LEGAL NEED FOR ACCURACY?

- iii. STATEMENT:-CONSULTATION WITH SPECIALIST LAWYERS HAS CONFIRMED THE NEED FOR COMMITTEE TO REVISIT APPLICATION REPORT IN ORDER TO FORMERLY ENDORSE CORRECT TITLE WHICH RECTIFIES CURRENT INVALID TITLE.

THE SECOND CONCERN:-relates to the provision of a "CONSTRUCTION MANAGEMENT PLAN" which requires written approval by Arun's Directorate of Planning.

The PLANNING APPLICATION REPORT ON PAGE N^o79 states
"THE PLAN SHALL PROVIDE FOR:- ITEMS @ THRU TO (i) BUT HAS NOT INCLUDED THE ALL IMPORTANT LIST OF "DUTY HOLDERS" A STATUTORY REQUIREMENT UNDER "THE CONSTRUCTION, DESIGN & MANAGEMENT REGULATIONS 2015" (CDMREGS2015).

The CDMREGS2015 are a requirement necessary to ensure the protection of the GENERAL PUBLIC, ADJACENT RESIDENTS, ON SITE WORK FORCE AND CLOSE MONITORING TO ENSURE FULL COMPLIANCE THROUGHOUT THE PERIOD OF CONSTRUCTION.

QUESTION 1:---

WHY WAS IT DECIDED NOT TO INCLUDE THE ALL IMPORTANT STATUTORY CDMREGS2015 IN THE REPORT?

QUESTION 2:---

"DUTY HOLDERS" INCLUDES COUNCIL OFFICER(S) TO BE NOMINATED FROM DIRECTORATE OF ENVIRONMENTAL SERVICES, THE PRINCIPAL DESIGNER AND RESIDENT TO BE NOMINATED. DATE TO BE SET FOR IMPLEMENTATION?

QUESTION 3:---

WILL ARRANGEMENTS BE MADE FOR A COPY OF THE CONSTRUCTION MANAGEMENT PLAN WHEN APPROVED BY DIRECTORATE OF PLANNING BE MADE AVAILABLE TO RESIDENTS REPRESENTATIVE?

THE THIRD CONCERN:--TRAFFIC VOLUMES AND PARKING ARRANGEMENTS FOR CONSTRUCTION WORKERS AND SITE BUILDING MATERIALS DELIVERY

The Construction Period is currently estimated to be in the order of EIGHTEEN MONTHS (18MONTHS).

Heavy traffic flows along WATER & DAPPERS LANES occur everyday FROM 4.30am to 9.30pm.

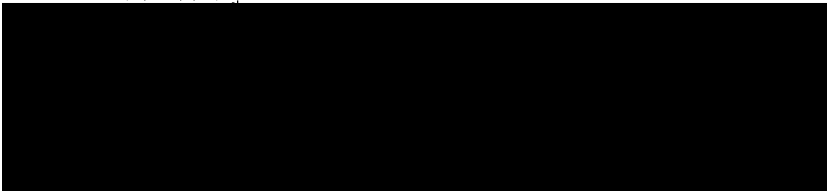
QUESTION:---

WILL STRINGENT PARKING CONTROLS BE IMPLEMENTED AND RESIDENTS INFORMED OF ARRANGEMENTS AGREED BETWEEN LOCAL, COUNTY, FIRE & POLICE AUTHORITIES?

CONCLUSION:---

On behalf of affected adjoining residents for whom I am writing it is essential for answers and clarification to the aforementioned questions be responded to in order to achieve transparency of intent on the one hand and residents desire to work in a constructive and cooperative manner during the disruptive period of construction works with all responsible "DUTY HOLDERS" identified with contact telephone numbers for ease of intercommunication.

Yours sincerely



J.F. BECKENHAM
CHARTERED PROJECT MANAGER

ATTACHMENTS:-

- (i) PHOTOCOPY OF PAGE N^o 67 OF PLANNING APPLICATION REPORT TO THE DEVELOPMENT CONTROL COMMITTEE DATED 10th APRIL 2019. (APPLICATION N^o A/114/18/PL
- (ii) PHOTOCOPY OF PAGE N^o 79 OF SAME REPORT.
- (iii) DISTRIBUTION OF LETTER & ATTACHMENTS :-
 - a) WARD COUNCILLER DUDLEY WENSLEY J.P
 - b) ANGMERING PARISH COUNCILLORS.

PLANNING APPLICATION REPORT

REF NO: A/114/18/PL

LOCATION: Broadlees
Dappers Lane
Angmering
BN16 4EN

PROPOSAL: Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is for a 70 bed care home scheme split over 2.5 storeys. This includes communal facilities such as lounges, a coffee shop and hairdressers, 27 car parking spaces including 2 disabled spaces and cycle parking.

The materials for the elevations include facing brickwork, render, hanging tiles and flint and the roof would comprise red/brown roof tiles.

The layout will take advantage of the slope of the site by creating a lower ground floor with bedrooms and communal spaces facing over the south of the site.

SITE AREA

0.7 hectares.

RESIDENTIAL DEVELOPMENT DENSITY

100 dwellings per hectare.

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Some hedging and preserved trees to west and south and timber fencing to others.

SITE CHARACTERISTICS

The dwelling has been demolished and the site cleared of buildings.

CHARACTER OF LOCALITY

The site is located within the built up area of Angmering with an allocated site for 800 dwellings to the north and a mixture of two storey/steeply pitched chalet style detached dwellings to the west on the other side of Dappers Lane. Angmering village centre is approximately 500m away along Water Lane.

Immediately south the other side of Water Lane there is a single storey building associated with an angling business and west of this there is a line of 2 storey terraced housing along the western edge of Weavers Lane which, after approximately

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- 6 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

The Plan shall provide for :

- a. An indicative programme for carrying out the works.✓
- b. The arrangements for public consultation and liaison during the construction works.✓
- c. Measures to minimise the noise (including vibration) generated by the construction process ✓
to include hours of work, proposed method since foundation piling is likely to occur, the careful ✓
selection of plant and machinery and use of noise mitigation barriers.✓
- d. Detail of any flood lighting, including location, height, type and direction.✓
- e. The parking of site operatives and visitors.✓
- f. Loading and unloading of plant and materials.✓
- g. Storage of plant and materials used in construction and development.✓
- h. Wheel washing facilities.✓
- i. Measures to control the emission of dust and dirt during construction.✓

J. NO LIST OF "DUTY HOLDERS" TO COMPLY WITH GDM REGS 2015.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy DDM1 of the Arun Local Plan .

- 7 No part of the development shall be occupied until the footway has been extended along Dappers Lane into the development, including where this crosses the highway onto Water Lane in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with policy DDM1 of the Arun Local Plan.

- 8 Prior to occupation of any of the building, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040 and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

- 9 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy DDM1 of the Arun Local Plan.