

28 July 2021

REF:FRON1004a

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

Dear Sir

re: Discharge of condition 10 – A/114/18/PL – Dappers Lane, Angmering

I refer to the planning approval granted consent at the above site (Ref A/114/18/PL) for a 70 bed care home in May 2019. I am instructed by Frontier Estates (Mering) Ltd to submit an application for approval of details reserved by condition.

I enclose the following in support of this application:

- Relevant application form
- Documents specified below
- Relevant application fee

The application has been submitted via the planning portal (PP-10080160).

Background

As you may recall, the site has a complex planning history, it benefits from an implemented permission for 53 care apartments on the whole site (A/27/16/PL), and a second permission for a care home only on part of the site (A/114/18/PL).

Conditions were discharged in respect of the care apartments, specifically condition 19 which related to tree protection measures under reference A/111/18/DOC. A tree protection plan (drawing 601 dated 15/08/2018) and on site measures were approved sufficient to allow demolition of the house on site to occur and the permission to be implemented.

These tree protection measures were installed on site and remain in place. Demolition was duly undertaken.

By way of further background, it has been determined by the High Court that it is not possible to develop out in full both the 53 care apartment scheme and the care home scheme. The intention is now to deliver the care home scheme.

Condition 10 – Tree Protection Measures

Condition 10 of permission A/114/18/PL requires that existing trees/bushes/hedges to be retained are protected. We understand this requires not just the plan to be approved, but the physical tree protection measures installed on site before the condition can be discharged.

I submit the following in support of this condition:

- Tree Protection Proposals document dated July 2021 including Tree Protection Drawing BS1056-601a

This plan shows the trees to be retained, as shown on the approved landscape plan (101 G), and the line of the tree protection barrier (in black). It also shows the line of the existing tree protection measures installed to allow for the demolition (in red) which will be removed and reused for the care home scheme. To ensure best practice, the tree protection measures also extend beyond the red line of the care home to the northern boundary of the whole site.

The trees the subject of the TPOs are of course duly protected.

The plan shows the apartment layout only for context of the previous application. The care home and apartments can not both be developed.

Once this fence alignment and method is informally agreed, the measures will be implemented and the condition can be discharged.

I trust this provides the necessary information and look forward to registration of the application. Please do not hesitate to contact me should you wish to discuss.

Yours Sincerely



Anna Gillings
Managing Director

