Turley

19 September 2024
Delivered via the Planning Portal (PP-13355299)

Planning Services
Arun District Council
Civic Centre
Littlehampton
BN17 5LF

Ref. 01634

Dear Sir / Madam

ANGMERING GRANGE CARE HOME, POUND PLACE, ANGMERING – DISCHARGE OF CONDITION APPLICATION PURSUANT TO FULL PLANNING PERMISSION A/3/21/PL

On behalf of our client Hallmark Care Homes No 2 Limited (Essex) ("Hallmark") we are pleased to enclose an application to formally discharge the prior to occupation planning Condition 2 (Electric Vehicle Charging) attached to permission A/3/21/PL at Angmering Grange Care Home, Pound Place, Roundstone Lane, Angmering, BN16 4AL.

In addition to this covering letter, the following documents are enclosed within this application:

- Application Form, Turley on behalf of Hallmark;
- Electric Vehicle Charging Provision – Site Block Plan, Buckle Chamberlain Partnership Ltd and Hallmark; and,
- Basic Charge Data Sheet, ROLECEV.

Application Fee

In accordance with the relevant fee regulation, the requisite Discharge of Condition application fee is £215 (inclusive of the £70 Planning Portal service charge) and will be paid by Hallmark directly via the Planning Portal.

Background Context

An application proposing the erection a 71-bed care home (C2 residential institution), with car parking, landscaped gardens and access from Roundstone Lane was submitted in April 2018 (ref. A/51/18/PL). During the course of the determination, the scheme was amended to reduce the number of residential units to 64 beds and was later refused by Arun District Council in November 2018.

Subsequent to the applications refusal an Appeal was lodged (ref. APP/C3810/W/19/3220233) and was allowed in December 2019 where it was assessed by the Inspector that the scheme would not harm the character and appearance of the local area and would not conflict with the policies of the development plan.

Following the decision to refuse the application (ref. A/51/18/PL) and prior to the appeal hearing, planning permission was granted for the erection of a 62-bed care home on the site (ref. A/9/19/PL) in September 2019. A

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new planning application was later submitted and approved in April 2021 to provide additional bedrooms within the roof area to make an overall total provision of 74 bedrooms (ref. A/3/21/PL). The relevant description of development is:

> *"Erection of a 74-bed care home (C2 residential institution) with car parking, landscaped gardens & access from Roundstone Lane. (resubmission following A/9/19/PL)."*

In August 2023, an application to discharge Condition 2 (Electric Vehicle Charging) (ref. A/117/23/DOC) was refused by Arun District Council on the grounds that the details submitted did not accord with the Council's parking guidance levels and so the pre-occupation condition requirement to provide the Electric Vehicle Charging details remains outstanding.

Discharge of Condition Application Proposals

This application seeks to discharge Condition 2 of permission A/3/21/PL which relates to the **Electric Vehicle (EV) charging details** and reads:

> *"Prior to occupation of the home, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved care home 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 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 (NPPF)."*

The enclosed EV Charging Data Sheet (ROLECEV) and the EV Charging Plan provides the specification and the detail of the location of the proposed EV charging arrangements. A total of 10 charging spaces, comprising 8 dual charging positions and 2 single charging positions have been provided. This provision accounts for 30% of the total car parking provision and therefore accords with the standards set out in Arun District Council's Parking Standards Supplementary Planning Document (adopted in January 2020).

To ensure the long-term sustainability of the care home and to further promote sustainable travel, provision has been made for the infrastructure to accommodate 10 future dual chargers which will be covered by the new distribution board in the bin store. This will help to meet the Council's target of a 100% provision of active EV charging facilities by 2033.

Overall, the provision of the enclosed EV Charging Data Sheet (ROLECEV) and the EV charging plan fully complies with the requirements of Condition 2 and there is no reason to preclude its discharge.

We trust the above details everything required to formally discharge the relevant conditions and we look forward to receiving confirming of such in due course. If you require any additional information, please do get in touch.

Yours sincerely

[redacted]

Phil Jones
Director, Head of Planning South West

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