

**TOWN AND COUNTRY PLANNING ACT  
1990 SECTION 78 (AS AMENDED)**

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**THE ERECTION OF A 74 BEDROOM  
CARE HOME (C2 RESIDENTIAL  
INSTITUTION) WITH CAR PARKING,  
LANDSCAPED GARDENS AND ACCESS  
FROM ROUNDSTONE LANE**

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**POUND PLACE, ROUNDSTONE LANE,  
ANGMERING, BN16 4AL**

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**PLANNING STATEMENT**

Prepared by:

**Douglas Bond BA (Hons) MRTPI**

For

**Savista Developments Ltd**

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**WBP REF: 7848**

**DECEMBER 2020**



**Woolf Bond Planning**  
Chartered Town Planning Consultants

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## **1. INTRODUCTION**

- 1.1. This statement has been prepared on behalf of Savista Developments Ltd in support of a planning application proposing the erection of a 74 bedroom care home, with car parking, landscaped gardens and access from Roundstone Lane, on land at Pound Place, Roundstone Lane, Angmering.
- 1.2. The application follows approvals for 62 and 64 bedroom care homes and a subsequent section 73 application to vary the original permission, granted at appeal, by the inclusion of 2nd floor dormers and internal 2<sup>nd</sup> floor space in the eastern (rear) section of the building.
- 1.3. The application maintains the position of the approved building and its external design and appearance including its bulk and mass. The only change relates to the internal reconfiguration of the second floor with the provision of 10 additional bedrooms and reconfigured community space. Externally, three additional car parking spaces are provided to accommodate the increase in the number of bedrooms. These are located in a tandem format on the southern side of the site close to the entrance area to the building. The application therefore represents a more efficient scheme, meeting significant needs in a sustainable way without increasing the scale of development, impacting on the character and appearance of the area or harming any relationships to neighbouring properties.

### **Savista Developments Ltd (Hallmark Care Homes)**

- 1.4. The appellant, Savista Developments Ltd (Hallmark Care Homes), has extensive experience of providing specialist care for the older population and operates 19 homes throughout England and south Wales.
- 1.5. Founded in 1997 Hallmark Care Homes Ltd have quickly become established as a leading provider of care homes and other specialist accommodation for the elderly. The applicant has developed a reputation that all their homes throughout England and Wales contribute to residents' long-term health, enjoyment and well-being.
- 1.6. Each of the applicant's homes focuses on providing a close relationship with residents in order to encourage an active life as possible which has allowed them to become widely recognised as a provider of high-quality care for the elderly.

- 1.7. The company's Chairman, Avnish Goyal, is the Chair of Care England and participates, encourages and supports many worthwhile charities and the shareholders actively encourage their team to make a difference wherever they can.
- 1.8. Over the last 8 years the appellants have achieved 6 national Pinders Design Awards, for new build care homes which recognises excellence in architectural, interior and landscaping designs which stimulate and encourage residents to lead as active as lives as they can in the care homes. Hallmark are recognised for their leadership in innovation and amazing living environments.

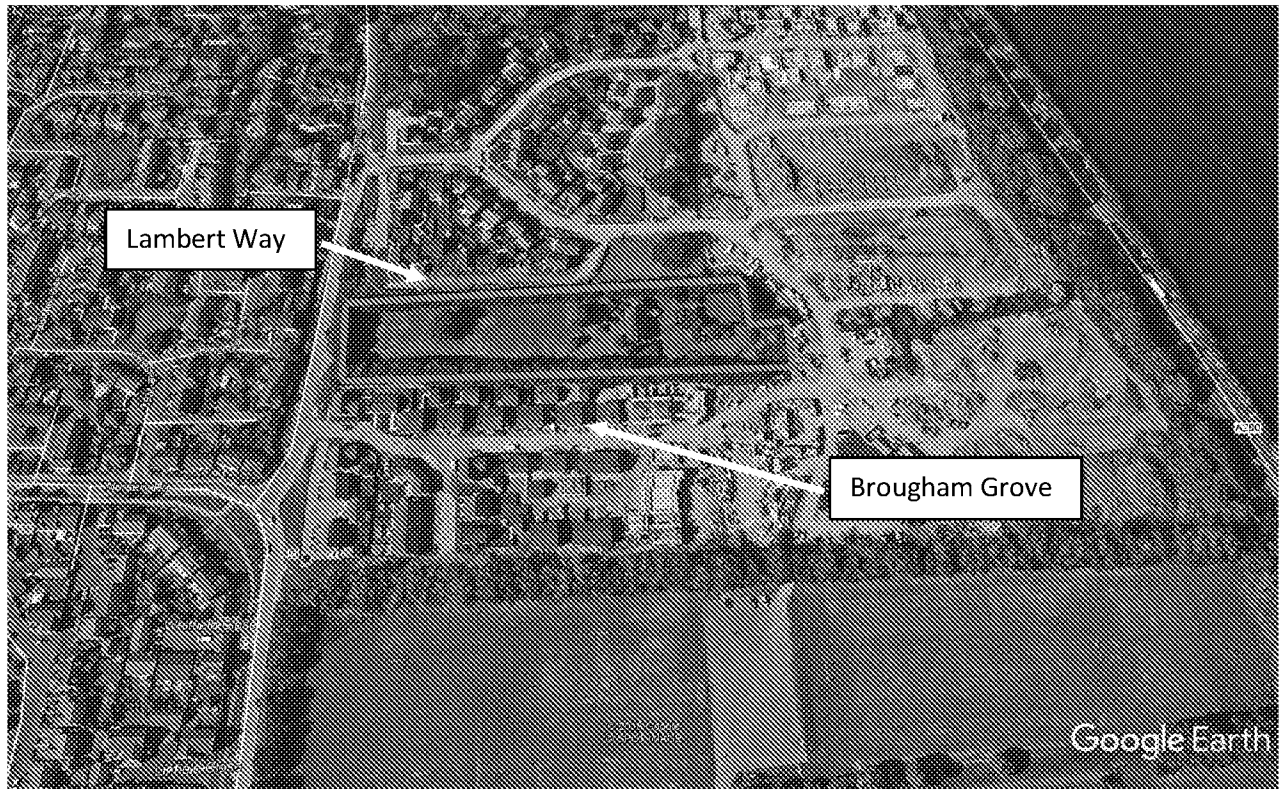
### **Summary**

- 1.9. The application scheme represents a more efficient use of an approved building thereby meeting important needs in the most sustainable way. The development physically does not introduce any built form or design that has not been already approved by the Council. The building remains in the same location as previously approved. Accordingly, the proposal is consistent with relevant development plan policy encouraging C2 care home developments, design policies encouraging high quality proposals without harm to either the character and appearance of the area, or relationships with neighbouring residential properties having regard to residential amenity considerations.
- 1.10. Hallmark Care Homes are very experienced in the provision of care home developments in the Country.
- 1.11. There is a need for care home developments in the area, as confirmed in the report submitted in support of the application and through reference to the Updated Housing Needs Evidence and indeed the text supporting the policy in the Local Plan which is concerned with the provision of such development.
- 1.12. The National Planning Policy Framework (NPPF) requires that policies and decisions ensure a supply of housing for all community needs, including the elderly.
- 1.13. A recent appeal decision in West Malling shows that a need for homes for the elderly can override planning policies, in that case, Green Belt.

- 1.14. In approving the previous applications, the Council raised no concerns with respect to trees, landscaping, ecology, access and parking, the design and appearance of the building, residential amenity and drainage. The same considerations apply to this application.
- 1.15. The recent approvals have established the siting and height of the proposed building in relation to nearby development. The application maintains these approved parameters.
- 1.16. In terms of footprint/area of site ratios, the scheme with 74 bedrooms compares very favourably with other Hallmark schemes in the Country.
- 1.17. Savista / Hallmark's experience and knowledge means that the company is aware of the specific open space requirements for their care homes.
- 1.18. The scheme maintains the variety of external spaces in an area otherwise dominated by standard family housing and provides a strong, green entrance to the open space to the east.
- 1.19. The proposal to enhance and retain the Roundstone Lane frontage vegetation reflects this requirement of the Visioning Study found acceptable by the appeal Inspector.
- 1.20. The parking at the front of the site and the vegetation remains as previously approved and will be barely visible in the public realm.
- 1.21. The elevations show that the scheme will maintain the active and lively 'frontages' to the boundaries with the open space, to the north and east, more so with the bedrooms and dining area located in the second floor area on the eastern side of the building.
- 1.22. The proposal complies with all principal policies, including the NPPF.

## **2. SITE AND SURROUNDINGS and PLANNING HISTORY**

- 2.1. Pound Place was a detached two storey dwelling located in a large plot, to the east of Roundstone Lane, as indicated on the aerial photograph, below. The site is 0.73 hectares in area.



- 2.2. As the photograph (which dates from 2016) demonstrates, the site has recently constructed residential development to the north (Lambert Way), south (Brougham Grove) and east, whilst opposite the site, on the other side of the road, to the west, is further residential development, built within the last ten years.
- 2.3. The site is predominantly level, other than a drop down to Roundstone Lane at the front and mature conifer trees enclose the north, south and west boundaries. There are some other trees within the site, but none of any great value as confirmed by the tree survey submitted with the application. The eastern boundary is defined by a close boarded fence.

- 2.4. The site is now being developed for the approved care home building. This application only relates to an internal reconfiguration of the second floor and 3 extra car parking spaces within the existing (approved) landscape setting.

### Planning history

| Reference           | Location                                       | Applicant           | Accepted | Proposal                                                                                                                                                                                                                                                                                                                                                | Type                         | Status                |
|---------------------|------------------------------------------------|---------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------|
| <u>A/144/20/PL</u>  | Pound Place Roundstone Lane Angmering BN16 4AL | Hallmark Care Homes | 09-09-20 | Variation of condition 2 imposed under A/51/18/PL (APP/C3810/W/19/3220233) relating to substitute first floor plan, second floor plan, roof plan, proposed elevations, south & west elevations, north & east elevations & proposed elevations to accord with those approved under A/9/19/PL and increase in roof height (250mm) in lift shaft area.     | Planning Plan Application    | Approve Conditionally |
| <u>A/123/20/NMA</u> | Pound Place Roundstone Lane Angmering BN16 4AL | Hallmark Care Homes | 25-08-20 | Non-material amendment following grant of A/9/19/PL for additional resident accommodation at second floor, including the provision of dormer windows and Velux type rooflights. The provision of a 'Garden Room' accessed from a first floor lounge by enclosing part of an external terrace area and second floor staff/service accommodation revised. | Planning Non-Mat Minor Amend | Refused               |
| <u>A/62/20/DOC</u>  | Pound Place Roundstone Lane Angmering BN16 4AL | Hallmark Care Homes | 27-04-20 | Approval of details reserved by condition imposed under ref APP/C3810/W/19/3220233 (A/51/18/PL) relating to Condition No 3 - surface water drainage.                                                                                                                                                                                                    | Planning Approval Of Conds   | DOC Approved          |
| <u>A/64/20/DOC</u>  | Pound Place Roundstone Lane                    | Hallmark Care Homes | 27-04-20 | Approval of details reserved by condition imposed under ref APP/C3810/W/19/3220233 (A/51/18/PL) relating to                                                                                                                                                                                                                                             | Planning Approval Of Conds   | DOC Approved          |

*Pound Place 74 bed Care Home Planning Statement*

|                     |                                                |                          |          |                                                                                                                                                                                                                                                                                                                                                                                               |                            |                       |
|---------------------|------------------------------------------------|--------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------------|
|                     | Angmering<br>BN16 4AL                          |                          |          | Condition Nos 5 - hard & soft landscaping, 10 - covered & secure cycle parking spaces, 11 - materials & finishes and 12 - Construction & Environmental Management Plan                                                                                                                                                                                                                        |                            |                       |
| <u>A/50/20/PL</u>   | Pound Place Roundstone Lane Angmering BN16 4AL | Hallmark Care Homes      | 18-03-20 | Variation of condition 2 imposed under A/51/18/PL (APP/C3810/W/19/3220233) relating to inclusion of electricity substation & gas & electricity meter housing; alteration of internal paths; inclusion of cycle & motorcycle parking; alteration to car parking layout; inclusion of pedestrian crossing to internal roadway & amendment of bin store to include stand for generation housing. | Planning Plan Application  | Approve Conditionally |
| <u>A/18/20/DOC</u>  | Pound Place Roundstone Lane Angmering BN16 4AL | Savista Developments Ltd | 07-02-20 | Approval of details reserved by condition imposed under ref A/9/19/PL relating to Condition No 3 - surface water drainage                                                                                                                                                                                                                                                                     | Planning Approval Of Conds | DOC Approved          |
| <u>A/3/20/DOC</u>   | Pound Place Roundstone Lane Angmering BN16 4AL | Hallmark Care Homes      | 13-01-20 | Approval of details reserved by condition imposed under ref A/9/19/PL relating to Condition No 15 - materials and finishes for external walls and roofs                                                                                                                                                                                                                                       | Planning Approval Of Conds | DOC Approved          |
| <u>A/173/19/IN</u>  | Pound Place Roundstone Lane Angmering BN16 4AL |                          | 05-12-19 | Initial Notice for demolition of existing dwelling and erection of a 64 bedroom care home with car park. See amendment notice dated 08/06/2020.                                                                                                                                                                                                                                               | Building Initial Notice    | Accepted              |
| <u>A/161/19/DOC</u> | Pound Place Roundstone Lane Angmering BN16 4AL | Savista Developments Ltd | 04-11-19 | Approval of details reserved by condition imposed under ref A/9/19/PL relating to Condition Nos 3 - proposed surface water drainage and 16 - Construction & Environmental Management Plan.                                                                                                                                                                                                    | Planning Approval Of Conds | DOC Part Approved     |
| <u>A/9/19/PL</u>    | Pound Place Roundstone Lane                    | Hallmark Care Homes      | 23-01-19 | Demolition of existing dwelling & erection of a 62 bedroom care home (C2 Residential Institution) with                                                                                                                                                                                                                                                                                        | Planning Plan Application  | Approve Conditionally |

*Pound Place 74 bed Care Home Planning Statement*

|                     |                                                               |                        |          |                                                                                                                                                                                                                                                       |                              |                          |
|---------------------|---------------------------------------------------------------|------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------|
|                     | Angmering<br>BN16 4AL                                         |                        |          | car park, landscaped<br>gardens & access from<br>Roundstone Lane<br>(resubmission following<br>A/51/18/PL).                                                                                                                                           |                              |                          |
| <u>A/143/18/T</u>   | Pound<br>Place<br>Roundstone<br>Lane<br>Angmering<br>BN16 4AL | Mr Stephen<br>Lorimer  | 20-11-18 | Reduce radial spread to<br>leave no less than 2 metres<br>of branch growth extending<br>beyond the garden<br>boundary fence line to<br>14No. Leyland Cypress trees.                                                                                   | Planning<br>Tree Works       | Approve<br>Conditionally |
| <u>A/51/18/PL</u>   | Pound<br>Place<br>Roundstone<br>Lane<br>Angmering<br>BN16 4AL | Hallmark Care<br>Homes | 12-04-18 | Demolition of existing<br>dwelling & erection of a 64<br>bedroom care home (C2<br>Residential Institution) with<br>car park, landscaped<br>gardens & access from<br>Roundstone Lane. This<br>application is a Departure<br>from the Development Plan. | Planning<br>Plan Application | Appealed                 |
| <u>A/154/14/OUT</u> | Pound<br>Place<br>Roundstone<br>Lane<br>Angmering<br>BN16 4AL | Mr & Mrs<br>Atkins     | 06-11-14 | Outline Application for the<br>erection of 18 No. dwellings                                                                                                                                                                                           | Planning<br>Outline          | App Cond with S106       |

### **3. THE PROPOSAL**

- 3.1. This application proposes a 74 bed care home representing an amalgamation of earlier approvals. As recorded in the planning history section, planning permission was originally granted for a 64 bed care home at appeal (application A/51/18/PL).
- 3.2. This permission establishes the location of the care home building on site. A subsequent planning application A/9/19/PL 462 bedrooms established second floor accommodation within the building.
- 3.3. A variation of condition number 2 to the original plan permission granted at appeal substituted first, second and roof plans and proposed elevations that were approved as part of application A/9/19/PL with a slight increase in roof height (250mm).
- 3.4. With this approved, the location of the building, its elevational form and design and height, including second floor roof space and dormers have now been established. It is this building with the combination of these approvals that is currently under construction.
- 3.5. The proposal the subject of this planning application is to re-configure the second floor accommodation, already approved and served by dormer windows, by introducing 10 additional bedrooms and rearranging the communal spaces and rooms elsewhere within the second floor. This is an entirely internal proposal with no changes to the scale of the building, or its design and appearance.
- 3.6. The internal configuration of this amended second floor plan has been designed by the care home operator and works from a functional and care perspective. The capacity of the communal facilities more than sufficient to accommodate the additional 10 bedrooms.
- 3.7. The result is a 74 bed care within the building envelope and design that has already been approved.
- 3.8. The only external alteration arising from earlier permissions is the introduction of three number parking spaces. These are arranged in a tandem format on the southern side of the site close to the building entrance forecourt.

- 3.9. Full details of the proposal are set out in the Design and Access Statement.

#### 4. PLANNING POLICY

- 4.1. The Development Plan for the purposes of considering this application is the Arun Local Plan 2011-2031, which was adopted in July 2018 and the Angmering Neighbourhood Plan, which was formally made by Arun District Council in March 2015.
- 4.2. The table below sets out the principal policies relevant to the consideration of this application.

| Policy                    | Subject                                     |
|---------------------------|---------------------------------------------|
| <b>Local Plan</b>         |                                             |
|                           |                                             |
| SD SP1                    | Sustainable development                     |
| SD SP2                    | Built-up area boundaries                    |
| H SP1                     | The housing requirement                     |
| AH SP2                    | Affordable housing                          |
| H DM1                     | Housing mix                                 |
| H DM2                     | Independent living and care homes           |
| D SP1                     | Design                                      |
| D DM1                     | Aspects of form and design quality          |
| T SP1                     | Transport and development                   |
| T DM1                     | Sustainable travel and public rights of way |
| W DM3                     | Sustainable urban drainage systems          |
| ENV DM4                   | Protection of trees                         |
| ENV DM5                   | Development and biodiversity                |
| INF SP1                   | Infrastructure provision and implementation |
|                           |                                             |
| <b>Neighbourhood Plan</b> |                                             |
|                           |                                             |
| HD1                       | Built up area boundary                      |
| HD2                       | Parish housing allocation                   |

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|     |                                 |
|-----|---------------------------------|
| HD3 | Housing mix                     |
| HD4 | Materials                       |
| HD5 | Built form                      |
| HD6 | Housing layout and design       |
| HD7 | Housing density                 |
| HD8 | Parking for new developments    |
| TM1 | Local highways                  |
| TM2 | Cycling, walking and equestrian |
|     |                                 |

## **5. MAIN ISSUES**

- 5.1. The principle of the proposed development is established by the earlier permissions, as highlighted in section 3. The only consideration relates to the reconfiguration of the second floor for 10 additional rooms and reconfigured communal/support space.
- 5.2. The reuse of this approved second floor area has no implications on the character and appearance of the area, the design and appearance of the care home building, the relationships with adjoining neighbouring residential properties and open space or any other planning consideration. The proposal therefore accords with Local Plan policies SD SP 1, D SP1, D DM1 and ENV DM4 and ENV DM5 and Neighbourhood Plan policies HD1, HD4, HD5 and HD6
- 5.3. The highway statement in support of the planning application confirms that there are no highway implications arising from the additional 10 bedrooms. The proposal therefore accords with Local Plan policies T SP1 and T DM1 and Neighbourhood Plan policy TM1.
- 5.4. The site layout plan confirms how three additional parking spaces are satisfactory provided on site to ensure that the 74 bed care home accords with the Council's car parking requirements and space standards, consistent with Neighbourhood Plan policy HD8.
- 5.5. The proposal effectively represents a reconfiguration of an existing approved building to ensure that its full potential is realised in meeting important care home needs. The application is supported by an updated needs assessment that reinforces the case for maximising the use of this care home scheme. Consistent with the NPPF and PPG, significant benefits arise from meeting the needs of the elderly. The optimum and most sustainable way of meeting such needs is on an existing site that is in the process of being constructed rather than meeting the need on a new site with potential new/additional impacts. In this regard, the proposal represents the most sustainable way of meeting these important and recognised needs.
- 5.6. The merits of the proposals are therefore clear. Given the nature of the permissions already approved on site, this re-configuration of an internal second floor space is a minor development with negligible impacts.

- 5.7. The fallback position of the earlier permissions confirms that there are no development plan policy or other considerations that should preclude the grant of planning permission.
- 5.8. The internal configuration of the second floor area has been designed by an experienced architect in the care home sector under the review of the care home operator that not only prides itself in the quality of the care homes they build but also in the level and quality of care provided to the residents. The reconfigured second floor maintains these high standards of quality from both an operational and resident care perspective. For instance, the 10 bed second-floor wing will, similar to the lower floors be served by a lounge and dining areas as well as all the necessary ancillary support spaces. The remaining western half of the second floor will be secure and cordoned off representing staff areas and back of house operations.
- 5.9. Finally, the resulting need for three additional car parking spaces are provided on the southern side of the scheme close to the entrance forecourt area. This will remain within the established landscape setting of the scheme without impact on the overall appearance of the proposal for its relationship with residential properties to the south.

#### Ecology

- 5.10. The Council have received ecological reports associated with earlier applications. Obviously, there was a bat report undertaken and this and all other ecological matters have been resolved with the current planning permission and bat licence.
- 5.11. The applicant's ecologist has advised that there is no need to be submit any update ecological reports as the original building has been demolished and the new building approved under earlier permissions is well underway. Accordingly, we are advised that the habitats are no longer there, or at least not to any extent to warrant an update ecological assessment, whilst safeguarding measures are in place and can be replicated with this new planning permission.
- 5.12. Accordingly, and in light of the above analysis, the proposals are considered entirely acceptable, consistent with all relevant planning policies and national guidance such that permission can be granted.
- 5.13. Given all the above, planning permission should be granted.