

DECISION NOTICE

Application Ref: A/3/21/PL

1 To Addressee

Woolf Bond Planning
The Mitfords
Basingstone Road
Three Mile Cross
Reading
RG7 1AT

2 Site Address

Pound Place
Roundstone Lane
Angmering
BN16 4AL

3 Description of Development

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). This site is in CIL Zone 2 (Zero Rated) as other development.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

1388 000A Location plan
1388 P-001 Site layout general arrangement plan
1388 P-002 Site block plan
1388 004F Bin store plan and elevations
Proposed covered cycle stand
1388 P-131 Ground floor plan
1388 P-102 First floor plan
1388 P-133C Second floor plan
1388 P-134 Roof plan
1388 201F Elevations

1388 P-231 South and West elevations
 1388 232A North and East elevations
 1338 P-233 Section elevations
 South Elevation
 Proposed Elevations 230A
 Figure D Impacts Pla (rev4) revA
 PP-ISS-XX-XX-DR-C-3004 Drainage Construction Notes C03
 PP-ISS-XX-XX-DR-C-3005 Infiltration Testing Locations
 PP-ISS-XX-XX-DR-C-3010 Proposed Drainage Layout 64Bed Overall C04
 PP-ISS-XX-XX-DR-C-3011 Proposed Drainage Layout 64Bed Sheet 1 C06
 PP-ISS-XX-XX-DR-C-3012 Proposed Drainage Layout 64Bed Sheet 2 C07
 PP-ISS-XX-XX-DR-C-3013 Proposed Drainage Layout 64Bed Sheet 3 C07
 PP-ISS-XX-XX-DR-C-3015 S104 Drainage Plan & Details 64Bed P08
 PP-ISS-XX-XX-DR-C-3100 Surface Water Manhole Schedule C05
 PP-ISS-XX-XX-DR-C-3101 Foul Water Manhole Schedule C05
 PP-ISS-XX-XX-DR-C-3201 Drainage Details (Sheet 1) C03
 PP-ISS-XX-XX-DR-C-3202 Drainage Details (Sheet 2) C03
 PP-ISS-XX-XX-DR-C-3400 External Works Layout Overall C02
 PP-ISS-XX-XX-DR-C-3401 External Works Layout 1 of 3 C02
 PP-ISS-XX-XX-DR-C-3402 External Works Layout 2 of 3 C02
 PP-ISS-XX-XX-DR-C-3403 External Works Layout 3 of 3 C02
 PP-ISS-XX-XX-DR-C-3410 Proposed Ground Levels Sheet 1 C02
 PP-ISS-XX-XX-DR-C-3411 Proposed Ground Levels Sheet 2 C02
 PP-ISS-XX-XX-DR-C-3412 Proposed Ground Levels Sheet 3 C01
 PP-ISS-XX-XX-DR-C-3420 Proposed Coordinates Plan Sheet 1 C02
 PP-ISS-XX-XX-DR-C-3421 Proposed Coordinates Plan Sheet 2 C02
 PP-ISS-XX-XX-DR-C-3500 Proposed Impermeable Areas Sheet 1 P03
 PP-ISS-XX-XX-DR-C-3501 Proposed Impermeable Areas Sheet 2 P03
 PP-ISS-XX-XX-DR-C-3601 Typical External Works Construction Details C03
 PP-ISS-XX-XX-DR-C-3650 S278 Existing & Proposed General Layout & Levels P05
 PP-ISS-XX-XX-DR-C-3651 S278 Highway Agreement Drawing P03
 PP-ISS-XX-XX-DR-C-3652 S278 Road Markings & Highway Authority Detail References P03
 PP-ISS-XX-XX-DR-C-3654 S278 Construction Details P01
 PP-ISS-XX-XX-DR-C-3655 S278 Sections P03
 PP-ISS-XX-XX-DR-C-3656 S278 Existing & Proposed Road Catchment Areas P05
 PP-ISS-XX-XX-DR-C-5100 Swept Path Analysis Refuse Vehicle Tracking
 PP-ISS-XX-XX-DR-C-7100 Site Location Plan P04
 PP-ISS-XX-XX-DR-C-3649 S278 Existing & Proposed Site Layout P02
 Formal Garden- Pond Construction Cross Section Details - J180649-GC-L-DR-3-006 RevA
 Soft Landscaping Proposals Plan Sheet 2 of 2 - J180649-GC-L-DR-3-003 RevB
 Soft Landscape Proposals Plan Sheet 1 of 2 - J180649-GC-L-DR-3-003 Rev B
 Landscape General Arrangement Plan - J180649-GL-L-DR-3-001 Rev B
 Rev 2 Dated 08/01/2015 REV1 Tree protection plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 2 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).

- 3 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning

Authority for approval in writing before being implemented.

If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan

- 4 No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area and wildlife / local residents from light pollution in accordance with policy QE SP1 of Arun Local Plan.

- 5 All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons 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 5 years from the completion of the 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 D DM1 and ENV DM4 of the Arun Local Plan.

- 6 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 7 The development shall proceed in accordance with the approved Construction and Environmental Management Plan revision 2 - January 2020 by Savista and the working hours during that period confirmed in the agent's e-mail dated 07-05-2020 within A/64/20/DOC.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015,(or any order revoking or re-enacting that Order) no fence/wall or other means of enclosure shall be positioned on the eastern boundary unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to safeguard the character and visual amenities of the locality in accordance with policy D DM1 of the Arun Local Plan.

- 9 Surface Water Drainage shall be constructed in accordance with the following plans:

Proposed Drainage Layout 64 Bed Sheet 1 3011 C06
Proposed Drainage Layout 64 Bed Sheet 2 3012 C07
Proposed Drainage Layout 64 Bed Sheet 3 3013 C07
Proposed Impermeable Areas Sheet 1 3500 P03
Proposed Impermeable Areas Sheet 2 3501 P03
Proposed Foul Water Manhole Schedule 3100 C05

and the following previously approved surface water drainage details

Drainage Construction Notes 3004 C03
S104 Drainage Plan & Details 64 Bed 3015 P08
Drainage Details (Sheet 1) 3201 C03
Drainage Details (Sheet 2) 3202 C03

- 10 Development shall take place in accordance with the mitigation detailed in the Bat Emergence Survey (Jan 2019).

Reason: In the interests of protected species and biodiversity in accordance with policy ENV DM3 of Arun Local Plan.

- 11 Before the development is occupied the proposed vehicular access to Roundstone Lane shall be constructed and provided with visibility zones, in accordance with the approved plans all to be permanently maintained and the visibility zones shall be kept permanently clear of any obstruction higher than 600mm.

Reason: In the interests of road safety in accordance with policy D DM1 of the Arun Local Plan.

- 12 No part of the development shall be used until the approved covered and secure cycle parking spaces have been provided. The approved cycle storage/parking spaces shall thereafter be permanently retained in good working order.

Reason: In the interests of road safety in accordance with policy D DM1 of the Arun Local Plan.

- 13 The development shall proceed in accordance with the materials and finishes for external walls and roofs of the proposed buildings approved under references A/64/20/DOC and A/3/20/DOC.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 14 Prior to occupation the applicant shall provide a footpath along the site frontage with Roundstone Lane in accordance with details to be submitted to and approved by the Local Planning Authority. The footpath shall remain in place as per the agreed details in perpetuity.

Reason To ensure that the site is satisfactorily linked with adjacent sites in accordance with the original Masterplan for the area and policies DDM1(10) of Arun Local Plan.

- 15 The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure a satisfactory standard of development in accordance with policy D DM1 of the Arun Local Plan.

- 16 The building shall be occupied until boundary treatments have been erected in accordance with boundary treatments plan 002 Rev C .

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

- 17 Prior to first occupation the hatched area indicated on drawing Site Layout General Arrangement 1388/001 K shall be laid to be an open grassed area and shall remain, at all times, available for public use.

Reason: In the interests of the amenity and the character of the area in accordance with policy D DM1 of Arun Local Plan.

INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information, please contact the Environmental Health Department on 01903 737555

INFORMATIVE: The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and

the Clean Air Act 1993 with regard to burning on site. A statutory nuisance may be caused by smoke and/or ash from fires or noise from the cutting and/or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should be contacted regarding Exemption Permits to burn on site.



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Decision Issued: 9th April 2021

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

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).