



Woolf Bond Planning

Chartered Town Planning Consultants

WBP Ref: DB/LM/7848

10 March 2022

Neil Crowther
Group Head of Planning
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)

Pound Place, Roundstone Lane, Angmering, BN14 4AL.

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.

Non-Material Amendment to Planning Permission A/3/21: Variation of Conditions 1 (approved plans)

Planning Portal Reference: PP- PP-11101813

Further to the above application submitted on 9 March, I attach drawings J180649-GC-L-DR-5-118 and 1612-SK-GM-211110-001 Substation Access. These relate to the changes to the approved works for the electricity substation, gas and electric meter housing.

I have reproduced the statement originally submitted and have added the drawings to bottom of section 8.

Yours sincerely,

Woolf Bond Planning

Woolf Bond Planning LLP

This statement is made in support of an application under Sections 73 and 96a of the Town and Country Planning Act 1990 (as amended).

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1. INTRODUCTION

- 1.1 This statement relates to an application for a minor material amendment to approved planning application A/3/21/PL, which was granted permission on 9 April 2021 for the 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.
- 1.2 This application seeks to vary condition 1 attached to the planning permission to substitute plans which include minor amendments to the site layout and changes to the appearance of the buildings and conditions 2 (electric vehicles), and 4 (external lighting details).
- 1.3 The changes proposed are:
 - Changes to the car parking layout to show the provision of electric vehicle charging points. The proposed changes are shown on **Drawing 2388 63 EX 001 A Revision 0.0.**
 - Detailed Lighting. The details are shown on **External Lighting Services General & Decorative Lighting Front & Rear Layout Title 4, Internal Luminaire Schedule**
 - Changes to approved works Substation Access Steps for the electricity substation & gas & electricity meter housing. Details are shown on Drawings **J180649-GC-L-DR-5-118 Substation Access Steps Plan & Cross Sections** and **J180649-GL-L-DR-3-001 REV C (Landscape General Arrangement Plan)**
 - Alteration of internal paths; inclusion of cycle & motorcycle parking. Details are shown on Drawing **J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan)**
 - Alteration to car parking layout. Details are shown on Drawing **J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan)**
 - Pedestrian crossing to internal roadway & amendment of bin store (to include stand for generation housing). Details are shown on Drawing **J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan)**

- Alterations to the East Elevations to replace roof lights with inset dormer window to room S10. Details are shown on Drawings **1388_103AH SF Plan, 1388_203N North and East Elevations, 1388_201N Proposed Elevations at 1-200 and 1388_204E Sectional Elevations, 1388_P-134A Roof Plan**
- Changes to planting scheme with Boundary tree centres increased to 2m, removal of conifer trees to front of site as shown on Drawing **J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan)**.
- Details of enclosure to site boundaries as shown on Drawings **J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan)** and **J180649-GC-L-DR-3-005 REV B**.

2. SITE CONTEXT AND ANALYSIS

- 2.1. The site is located within an area where the prevailing character is one of residential development. The form and layout of the dwellings varies along Roundstone Lane, Lambert Way, Brougham Grove and on the opposing side of Roundstone Lane.
- 2.2. Development is currently taking place on site to build the 74 bedroom care home granted under reference A/3/21/PL.

3. RELEVANT PLANNING HISTORY

Table 3.1 – Appeal Site History

LPA Reference	Description	Decision & Date
A/51/18/PL	Demolition of existing dwelling & erection of a 64 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane.	Allowed on Appeal 31 December 2019.
A/50/20/PL	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.	Approved unconditionally 9 June 2020

A/9/19/PL	Demolition of existing dwelling & erection of a 62 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane (resubmission following A/51/18/PL).	Approved with conditions 16 September 2019.
A/3/21/PL	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	Approved with Conditions 9 April 2021.
A/112/21	Application for the removal of Condition 14 following grant of A/3/21/PL relating to the provision of a footpath along the site frontage with Roundstone Lane	Refused 2 nd September 2021. The applicant has lodged an appeal to the Planning Inspectorate against this decision.

4. **POLICY CONTEXT**

4.1. For the purposes of section 38 (6) of the Planning and Compulsory Purchase Act 2004, the development plan comprises:

- The Arun Local Plan 2011-2031 (Adopted July 2018)
- The Angmering Neighbourhood Plan 2014-2029

4.2. The relevant policies are listed as:

Arun Local Plan 2011-2031

HDM2 h DM2 Independent living and care homes
DDM1 D DM1 Aspects of form and design quality
DSP1 D SP1 Design
TSP1 T SP1 Transport and Development
TDM1 T DM1 Sustainable Travel and Public Rights of Way
WDM3 W DM3 Sustainable Urban Drainage Systems
ENVDM5 ENV DM5 Development and biodiversity
QEDM1 QE DM1 Noise Pollution
QESP1 QE SP1 Quality of the Environment

Angmering Local Plan 2014

Policy HD 5 Built Form

POLICY HD6 Housing Layout & Design

POLICY HD8 Parking for New Developments

POLICY TM1 Local Highways

POLICY TM2 Cycling Walking & Equestrian

- 4.3. The National Planning Policy Framework is also a material consideration with regard to the matters detailed regarding design, built form, and quality of the environment.

5. DESCRIPTION OF DEVELOPMENT

- 5.1. This planning application seeks to deliver the following development.

An application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 1 (Approved Drawing Numbers), of planning permission A/3/21/PL - 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; namely for various amendments including: Changes to the car parking layout to show the provision of electric vehicle charging points, details for external lighting, alteration of internal paths, provision of steps to electricity substation (and gas & electricity meter housing), amendment of bin store (to include stand for generation housing), Alterations to the East Elevations to replace roof lights with inset dormer window to room S10, changes to the landscaping and planting scheme and details of enclosure to site boundaries.

- 5.2. The principle minor alterations which are being proposed under this Section 73 Application are summarised as follows:

- Changes to the car parking layout to show the provision of electric vehicle charging points. The proposed changes are shown on Drawing 2388 63 EX 001 A Revision 0.0.
- Detailed Lighting. The details are shown on External Lighting Services General & Decorative Lighting Front & Rear Layout Title 4, Internal Luminaire Schedule
- Changes to approved works Substation Access Steps for the electricity substation & gas & electricity meter housing. Details are shown on Drawings J180649-GC-L-DR-5-118 Substation Access Steps Plan & Cross Sections and J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan)
- Alteration of internal paths; inclusion of cycle & motorcycle parking. Details are shown on Drawing J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan)
- Alteration to car parking layout. Details are shown on Drawing J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan)
- Pedestrian crossing to internal roadway & amendment of bin store (to include stand for generation housing). Details are shown on Drawing J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan)
- Alterations to the East Elevations to replace roof lights with inset dormer window to room S10. Details are shown on Drawings 1388_103AH SF Plan,

1388_203N North and East Elevations, 1388_201N Proposed Elevations at 1-200 and 1388_204E Sectional Elevations

- Changes to planting scheme with Boundary tree centres increased to 2m, removal of conifer trees to front of site as shown on Drawing J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan).
- Details of enclosure to site boundaries as shown on Drawings J180649-GL-L-DR-3-001 REV H (Landscape General Arrangement Plan) and J180649-GC-L-DR-3-005 REV B.

- 5.3. All these alterations will enhance the approved scheme and deliver a high quality care home that reflects national, strategic and local policy objectives.

6. PLANNING CONSIDERATIONS

6.1. Principle

- 6.1.1. The principle of the proposal was accepted by the Council by granting the original planning permission with the officer's report which included and concluded the following:

The site lies within the built up area boundary of the Local Plan where the principle of residential redevelopment is acceptable and in this particular case has already been approved under references A/51/18/PL and A/50/20/PL

The reuse of the approved second floor area has no impact 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. The proposal therefore accords with Local Plan policies D SP1, D DM1 and ENV DM4 and ENV DM5 and Neighbourhood Plan policies HD1, HD4, HD5 and HD6 and the application is recommended for approval subject to conditions

- 6.1.2. The proposed amendments do not alter the extent of the site, or the amount of development and it is therefore considered that the principle of the proposal remains acceptable

6.2 Layout & Design

- 6.2.1. The Electric vehicle charging points are shown on the plans. These will be provided prior to occupation.
- 6.2.2. The position and details of external lighting is shown on the submitted drawings. Their position has been carefully designed to ensure the amenities of residents are protected for residents safety as well as not being intrusive from any perceived light pollution.
- 6.2.3. The changes to provide access by steps to the electricity substation and gas and electric metres provides convenient access for reading meters and for maintenance purposes.
- 6.2.4. The alterations to S10 to replace the roof lights with an inset dormer provides a more welcoming internal environment for residents. They will enjoy more natural light and better outlook. The position of the inset dormer window ensures no loss of

amenity to existing residents as it faces east overlooking the communal garden and public open space beyond. It's design is acceptable as it replicates dormer window features seen elsewhere throughout the proposed design for the care home.

- 6.2.5. Overall, it is considered that the minor amendments are acceptable given the context of the site and the limited nature of the changes. The proposed design and layout revisions improve the quality of the design of the scheme, they do not result in any harm to the amenities of existing or future residents and do not alter the general appearance and character of the development. The proposals are therefore considered to be in accordance with relevant national and local planning policies

6.3. Lighting

- 6.3.1. The permission recognised that external lighting is needed within the site to make it safe and secure. This application contains the details of the lighting scheme principally consisting of bollard lighting to external areas, bulk head and directional lighting affixed to the building. The lighting scheme has been carefully designed to ensure it does not cause any harm to the amenities of surrounding residents and future residents of the care home.

6.4. Landscaping

- 6.4.1. The details for the landscaping scheme have been developed and an improved landscaping planting scheme that allows planting to establish and grow with vigour to enhance the visual setting of the care home that also ensures surrounding residents' amenities are not affected.

7. CONCLUSIONS

- 7.1.1. This report relates to a planning application for an application for a minor material amendment to approved planning application A/3/21/PL which was granted permission on 9 April 2021 for the 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. This application seeks to vary condition 1 attached to the planning permission to substitute plans which include minor amendments to the site layout and changes to the east elevation of the building.
- 7.1.2 The proposal is promoted in the following circumstances:
- There has been no change in the policy context since the original planning permission was granted and therefore there is only a need to consider the revisions proposed.
 - The minor amendments are acceptable given the context of the site and the limited nature of the changes.
 - The proposed design and layout revisions do not adversely impact on the quality of the design of the scheme, they do not result in any harm to the amenities of existing or future residents and do not alter the general appearance and character of the development.
 - The changes would not result in any adverse impact on highway safety or access, contamination and remediation, flood risk and drainage, ecology or archaeology.
 - The proposals are therefore considered to be in accordance with relevant national and local planning policies.

8. LIST OF DRAWINGS

- 8.1. The following table sets out the drawings to be considered in this application to vary condition 1.

DRAWING DESCRIPTION	APPROVED DRAWING UNDER A/3/21/PL	REPLACED (YES / NO)	NEW DRAWING NUMBER
Site Location Plan	1388/000 Rev A	No	
Site Layout General Arrangement	1388/P-001	No	
Proposed Block Plan	1388/P-002	No	
Proposed Ground Floor Plan	1388/P-131	Yes	1388_101 AE GF Plan
Proposed First Floor Plan	1388/102	Yes	1388_102 AH FF Plan
Proposed Second Floor Plan	1388/P-133 Rev C	Yes	1388_103AH SF Plan
Proposed Roof Plan	1388/P-134	Yes	1388/P-134A
Proposed South and West Elevations	1388/P-231	Yes	1388_202J South and West Elevations
Proposed North and East Elevation	1388/P-232 Rev A	Yes	1388_203N North and East Elevations
Proposed Elevations	1388/P-230 Rev A	Yes	1388_201N Proposed Elevations at 1-200
Proposed Sectional Elevations	1388/P-233	Yes	1388_204E Sectional Elevations
Bin Store Elevations	1388/004 Rev F	No	
Cycle Store Elevations	1388/P-001 A	No	
Figure D Impacts Plan	Figure D Impacts Plan (rev4) revA	No	
Drainage Construction Notes C03	PP-ISS-XX-XX-DR-C-3004	No	
Infiltration Testing Locations	PP-ISS-XX-XX-DR-C-3005	No	

Proposed Drainage Layout 64Bed Overall C04	PP-ISS-XX-XX-DR-C-3010	No	
Proposed Drainage Layout 64Bed Sheet 1 C06	PP-ISS-XX-XX-DR-C-3011	No	
Proposed Drainage Layout 64Bed Sheet 2 C07	PP-ISS-XX-XX-DR-C-3012	No	
Proposed Drainage Layout 64Bed Sheet 3 C07	PP-ISS-XX-XX-DR-C-3013	No	
S104 Drainage Plan & Details 64Bed P08	PP-ISS-XX-XX-DR-C-3015	No	
Surface Water Manhole Schedule C05	PP-ISS-XX-XX-DR-C-3100	No	
Foul Water Manhole Schedule C05	PP-ISS-XX-XX-DR-C-3101	No	
Drainage Details (Sheet 1) C03	PP-ISS-XX-XX-DR-C-3201	No	
Drainage Details (Sheet 2) C03	PP-ISS-XX-XX-DR-C-3202	No	
External Works Layout Overall C02	PP-ISS-XX-XX-DR-C-3400	No	
External Works Layout 1 of 3 C02	PP-ISS-XX-XX-DR-C-3401	No	
External Works Layout 2 of 3 C02	PP-ISS-XX-XX-DR-C-3402	No	
External Works Layout 3 of 3 C02	PP-ISS-XX-XX-DR-C-3403	No	
Proposed Ground Levels Sheet 1 C02	PP-ISS-XX-XX-DR-C-3410	No	
Proposed Ground Levels Sheet 2 C02	PP-ISS-XX-XX-DR-C-3411	No	
Proposed Ground Levels Sheet 3 C01	PP-ISS-XX-XX-DR-C-3412	No	

Proposed Coordinates Plan Sheet 1 C02	PP-ISS-XX-XX-DR-C-3420	No	
Proposed Coordinates Plan Sheet 2 C02	PP-ISS-XX-XX-DR-C-3421	No	
Proposed Impermeable Areas Sheet 1 P03	PP-ISS-XX-XX-DR-C-3500	No	
Proposed Impermeable Areas Sheet 2 P03	PP-ISS-XX-XX-DR-C-3501	No	
Typical External Works Construction Details C03	PP-ISS-XX-XX-DR-C-3601	No	
S278 Existing & Proposed General Layout & Levels P05	PP-ISS-XX-XX-DR-C-3650	No	
S278 Highway Agreement Drawing P03	PP-ISS-XX-XX-DR-C-3651	No	
S278 Road Markings & Highway Authority Detail References P03	PP-ISS-XX-XX-DR-C-3652	No	
S278 Construction Details P01	PP-ISS-XX-XX-DR-C-3654	No	
S278 Sections P03	PP-ISS-XX-XX-DR-C-3655	No	
S278 Existing & Proposed Road Catchment Areas P05	PP-ISS-XX-XX-DR-C-3656	No	
Swept Path Analysis Refuse Vehicle Tracking	PP-ISS-XX-XX-DR-C-5100	No	
Site Location Plan P04	PP-ISS-XX-XX-DR-C-7100	No	
S278 Existing & Proposed Site Layout P02	PP-ISS-XX-XX-DR-C-3649	No	
Formal Garden-Pond	Formal Garden-Pond Construction	Yes	J180649-GC-L-DR-3-006 REV B

Construction Cross Section Details	Cross Section Details - J180649-GC-L-DR-3-006 RevA		
Soft Landscaping Proposals Plan Sheet 2 of 2	J180649-GC-L-DR-3-004 RevB	Yes	J180649-GC-L-DR-3-004 REV C
Soft Landscape Proposals Plan Sheet 1 of 2	J180649-GC-L-DR-3-003 Rev B	Yes	J180649-GC-L-DR-3-003 REV C
Landscape General Arrangement Plan	J180649-GL-L-DR-3-001 Rev B	Yes	J180649-GL-L-DR-3-001 REV H
Tree protection plan	Rev 2 Dated 08/01/2015 REV1	No	
Landscape Maintenance And Management Plan - Feb 2020		Yes	Landscape Maintenance And Management Plan - Feb 2022 Revision A
Boundary Treatments Proposed Fencing Railing And Walls Plan	J180649-GC-L-DR-3-002 REV C	Yes	J180649-GC-L-DR-3-002 REV D
Proposed Features Structures And Furniture Layout Plan	J180649-GC-L-DR-3-005 REV A	Yes	J180649-GC-L-DR-3-005 REV B
Figure E2 - Capture / Exclusion		No	
Bat building and bat emergence survey	17124_Pound Place_PH1 and Bat Survey Report_Jan 2019	No	
NEW DRAWINGS			
Lighting Scheme			2388-63-EX-001A (Eastway) External Lighting Services General & Decorative Lighting Front & Rear Layout Title 4
Lighting Scheme			1336RRR-MET-00-XX-SH-E-6380-C03

			(Method) Internal Luminaire Schedule
Lighting Scheme			41414A (kingfisher) Lighting layout
Substation Access Steps Plan & Cross Section			J180649-GC-L-DR-5- 118
Substation Steps and Ret Wall			1612-SK-GM- 211110-001 Substation Access