



Woolf Bond Planning

Chartered Town Planning Consultants

WBP Ref: DB/LM/7848

7 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.

Application To Remove condition 17 attached to Planning Permission A/3/21:

This statement is made in support of an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to remove condition 17.

Condition 17 attached to the planning permission reference A/3/21/PL dated 9 April 2021 states:

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.

The Reason given for the condition is:

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

In summary, the condition should be removed as it is no longer relevant as it has been superseded by the relevant planning history and reasons summarized below.

1. Drawing Number 1388/001 K was not a drawing submitted for consideration when the planning application for the 74 bedroom care home was made dated 22 December 2020.
2. The drawing number is not listed under condition 1 attached to the planning permission A/3/21/PL dated 9 April 2021.

3. When planning permission A/9/19/PL was approved for a 62 bedroom care home, drawing 1388 001 K was listed under condition 2 to that decision as an approved plan. However, that planning permission is not implemented, and subsequent permissions granted under reference A/50/20/PL and A/3/21/PL have shown different layouts to the eastern end of the site which have been enclosed. Those drawings have been confirmed as approved plans. Most notably under permission A/50/20/PL drawings

Site Layout General Arrangements 1388/001 Rev.W
Boundary Treatment Plan J180649-GC-L-DR-3-002 C

And permission A/3/21/PL drawings:

Landscape General Arrangement Plan - J180649-GL-L-DR-3-001 Rev B
Soft Landscape Proposals Plan Sheet 1 of 2 - J180649-GC-L-DR-3-003 Rev B
Soft Landscaping Proposals Plan Sheet 2 of 2 - J180649-GC-L-DR-3-003 RevB
1388 P-001 Site layout general arrangement plan
Boundary Treatments Proposed Fencing Railing and Walls Plan J180649-GC-L-DR-3-002 REV C

4. It would not be appropriate for the eastern boundary to be kept open or land made available for public use as it would conflict with the safety and security of residents living in the care home.

To accompany this application is a site location plan.

We trust that on behalf of our client, the condition can be removed without delay, however, if you require any further information please contact Laurence Moore at this office by email:

[REDACTED]

Yours sincerely,

[REDACTED]

Woolf Bond Planning LLP