

PLANNING STATEMENT

**PROPOSED ERECTION OF 71-BEDROOM C2 CARE HOME
AT POUND PLACE, ROUNDSTONE LANE, ANGMERING**

Prepared by

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Woolf Bond Planning LLP



ON BEHALF OF: HALLMARK CARE HOMES LTD

April 2018

WBP Ref: 7848

1. **INTRODUCTION**

1.1. This statement has been prepared in support of the application by Hallmark Care Homes to erect a 71-bedroom care home on land at Pound Place, Roundstone Lane, Angmering.

1.2. The application is supported by various other reports and statements, as follows:

Design and Access Statement

Transport Statement

Viability Statement

Supply and Demand Review

Extended Phase 1 Habitat Survey, Bat Building Assessment and Bat Emergence Survey

Biodiversity Checklist

Statement of Community Engagement

Arboricultural report

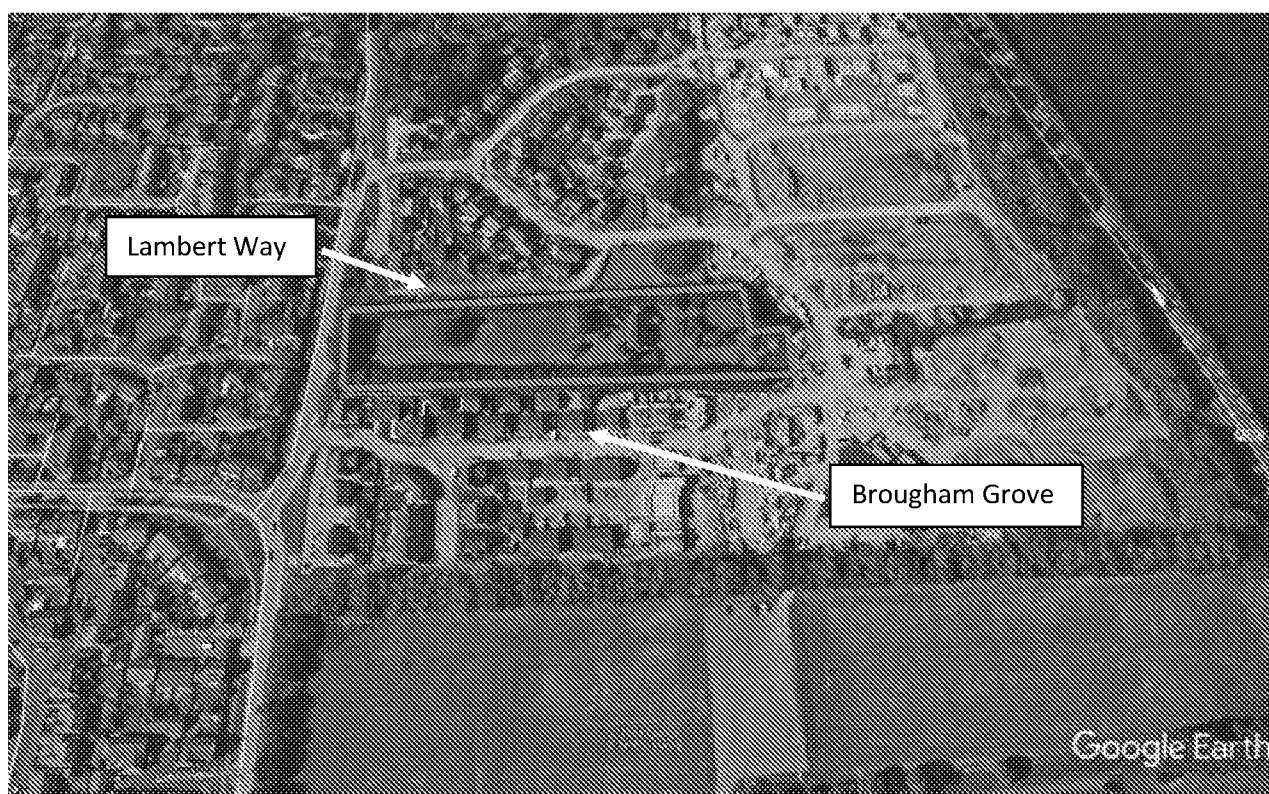
Drainage Design Strategy Report

1.3. This statement considers the principle of the development proposed, as well as detailed, site specific matters, in relation to planning policies.

1.4. Section 6 of the statement provides a summary and conclusions.

2. SITE AND SURROUNDINGS

- 2.1. Pound Place is 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 or so.
- 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 submitted tree survey. The eastern boundary is defined by a close boarded fence.
- 2.4. Set out below are photographs of the site and immediate surroundings.



Access to the site from Roundstone Lane, with Brougham Grove in the foreground



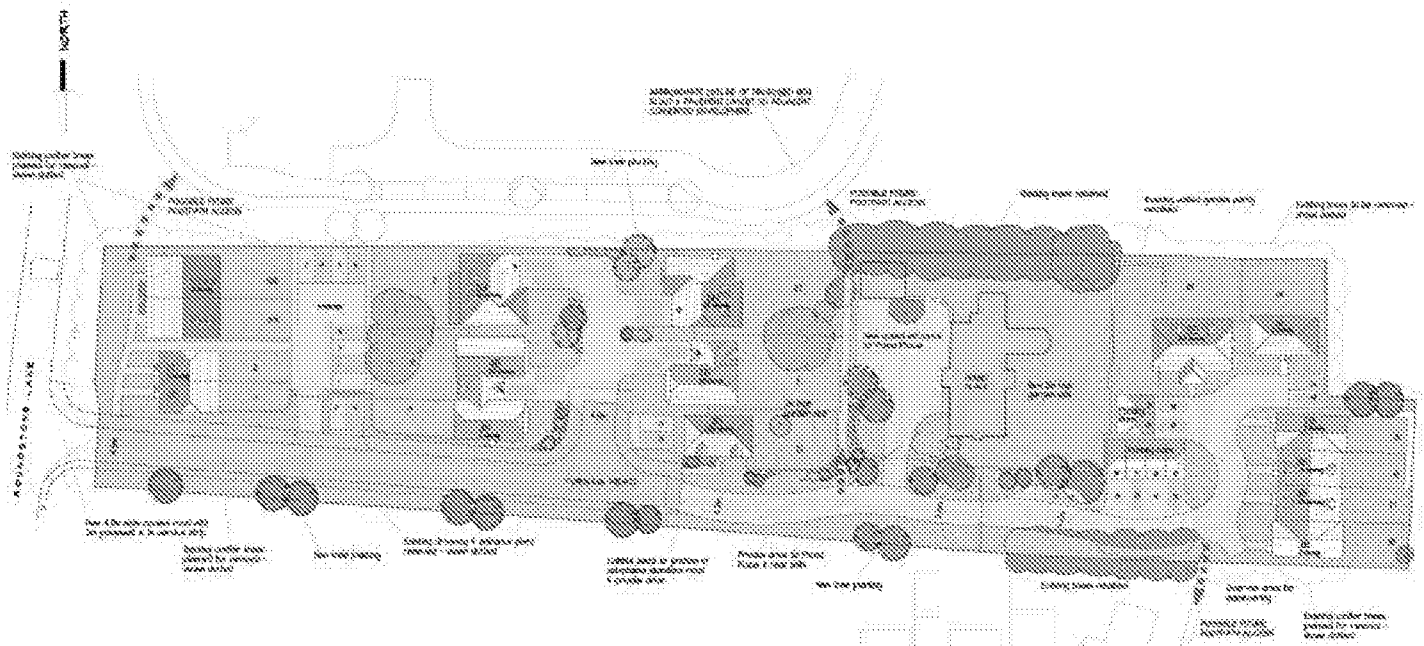
Brougham Grove development, with No.32 on the right and the conifer trees on the site boundary, to the rear



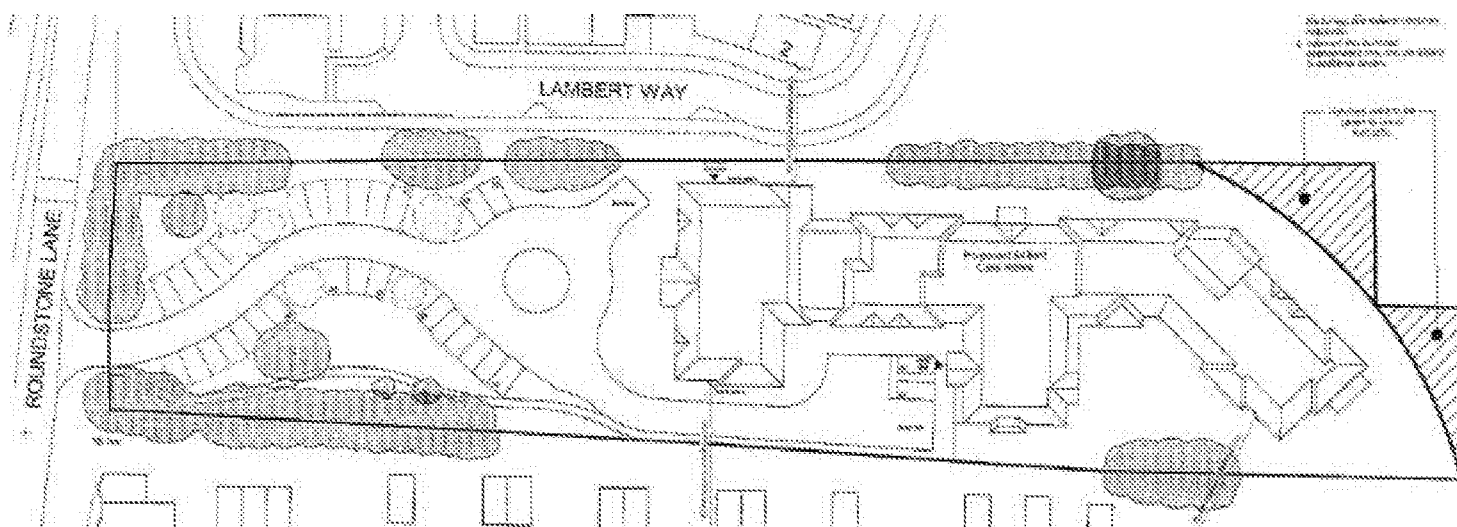
Lambert Way to the north of the site, with No. 2 at the far end

Planning history

- 2.5. Outline planning permission was granted on 2 April 2015 for the erection of 18 dwellings on the site, together with the retention of the existing dwelling, under reference 154/14/OUT. All matters were reserved, but an indicative site plan was submitted and this is reproduced below. This plan, Drawing 2.01, is cited in Condition 3 of the approval which indicates that the development approved should be carried out in accordance with the plan.



- 2.6. As indicated, the plan shows 'possible future pedestrian access' to the sites to the north and south. Whilst it is accepted that approval of the layout was reserved under the permission, the 'approved' plan does not actually show any vehicular access to the sites to the north and south
- 2.7. On 16 June a pre-application was submitted proposing development of the site with a 64 No. (3,503m²), two storey residential care home (Class C2). The proposed site plan is reproduced below



- 2.8. The Council responded by letter dated 3 October 2016 (PAA/108/16/), following a meeting with the planning officer and the conclusions read as follows:

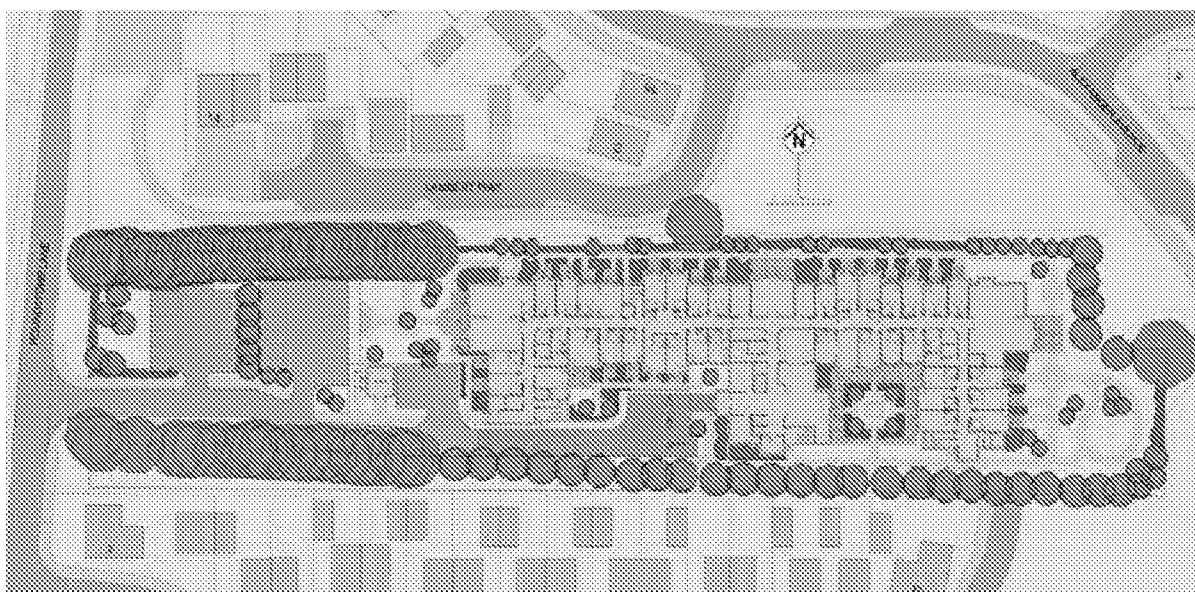
“Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reasons:

- 1) That the layout, in its current form, as indicated on drawing 16-070-SK06 rev A would not be acceptable in terms of GEN 7 Form of new development due to the location of the building in close proximity to neighbouring properties and the loss of trees onsite. The proposal is not compatible with the overall aims of the masterplan as no connection link is shown to link the developments to the north and south.**
- 2) The proposed development would not include either on site affordable housing or a contribution towards affordable housing to be provided elsewhere, therefore would be contrary to DEV 18 - Affordable Housing and the councils Interim Affordable Housing Policy 2016.”**

- 2.9. The masterplan referred to in 2 above is the 2014 masterplan for the strategic development site to the east of Angmering, which includes residential development towards the front of the Pound Place site and a link road that would connect from north to south. The masterplan is addressed later in this statement, in the section dealing with Planning Policy.

3. THE PROPOSAL

- 3.1. The proposal is for the erection of a 71-bedroom care home (C2), arranged over three floors, involving a part third storey in the roof, together with ancillary facilities arranged over two and a half storeys, with parking and access to Roundstone Lane. The proposed site layout plan, showing the scheme in relation to adjoining development is reproduced below. The plan highlights which trees are to be retained and those to be replaced.



- 3.2. The proposed elevations are reproduced below. The elevations shown are the ones seen from inside the site. They do not take the existing or proposed trees into account.



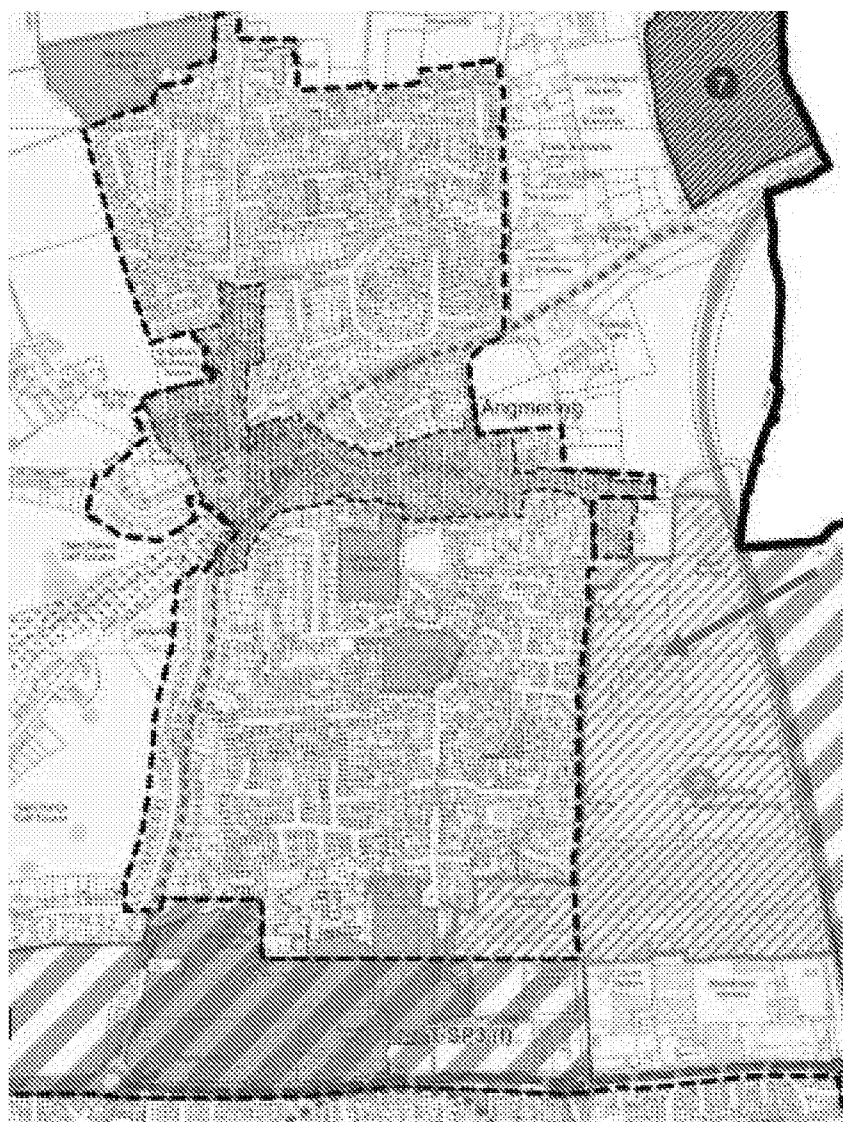
- 3.3. The Care Home would be open 24 hours a day and provide employment for 70 full-time equivalent staff.
- 3.4. The applicant, Hallmark Care Homes Ltd, has extensive experience of providing specialist care for the older population and operates 15 homes throughout England and south Wales.
- 3.5. Founded in 1997 Hallmark Care Homes Ltd have quickly become established as a 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.
- 3.6. Each of the applicant's homes focuses on providing a close relationship with residents in order to encourage an active a life as possible which has allowed them to become widely recognised as a provider of high quality care for the elderly.

4. PLANNING POLICY

- 4.1. Reference was made in Section 2 of this statement to the 2014 masterplan for the strategic development site to the east of Angmering, which includes residential development towards the front of the Pound Place site and a link road that would connect from north to south.
- 4.2. The masterplan is set out in a document titled 'Angmering Visioning Brief', dated March 2013, prepared by URS in partnership with the Council and a number of key landowners to inform the new Local Plan. The document explains that the then draft Local Plan of 2012 considered Angmering to be a sustainable place for additional housing and employment growth in the plan period, as a result of improvements to the A289. To this end, one of the strategic objectives identified is the provision of approximately 500-600 new homes located to the east of Angmering and to the west of the A280.
- 4.3. The masterplan from the Visioning Brief is reproduced below, with the approximate location of the site indicated with a red arrow.



- 4.4. It is understood that the Arun Local Plan 2011-2031 is to be adopted in May 2018 and therefore, for the purposes of considering this application, it is appropriate to regard the Plan as the development plan. An extract from Policy Map 4 is set out below, with the application site indicated with a red arrow. This shows the site located within a strategic allocation site, the subject of Policy H SP 1.



4.5. Policy H SP1 is, in part, set out below and this makes reference to the Visioning Brief.

Policy H SP1

Strategic housing, parish and town council allocations

Strategic housing shall be accommodated as follows:

1. Sustainable urban extensions adjoining Littlehampton from existing planning consents
2. Site specific allocation at Barnham / Eastergate / Westergate
3. Site specific allocation at Angmering
4. Area Action Plan Development Plan Document for the Littlehampton Economic Growth Area including West Bank
5. Site Specific Allocations Development Plan Document for Ford and Fontwell and
6. Parish and Town allocations.

Angmering

The site specific allocation for development is identified on the Key Diagram and Policies Maps. The Council requires a well-designed development employing a modern approach to principles of the Garden City movement, with reference to evidence in the Angmering 'Visioning Study'. At the heart of this approach is the idea that there should be larger blocks for residential development with generous green space and an efficient, permeable layout.

The following specifics must be addressed as part of any planning proposal at this location:

- Provision of at least 600 new homes.
- A coherent masterplan covering the site as a whole
- Relocation of the Rugby Club prior to redevelopment of this community asset
- Funding for a potential KS1 and 2 school east of Station Road / south of Water Lane
- High quality imaginative design including a permeable layout for pedestrians, cyclists, equestrians and vehicles with visually robust outdoor spaces - giving sense of place and sense of orientation
- Mixed tenure
- Tree lined streets with a generous ratio of green space to hardsurfacing
- Generous green space linked to the wider countryside; well managed, high quality gardens and open spaces
- Access to local community, recreational and shopping facilities, jobs and accessible transport
- Larger residential blocks
- Retention / Improvement of bridleways
- Framing of open spaces, creation of Local Areas for Play, Locally Equipped Areas for Play and Neighbourhood Equipped Areas for Play

4.6. The table below sets out policies relevant to the consideration of this application.

Policy	Subject
SD SP1	Sustainable development
SD SP2	Built-up area boundaries
H SP1	Strategic housing, parish and town council allocations
H SP2	Affordable housing
H DM2	Independent living and care homes
D SP1	Design
D DM1	Aspects of form and design quality
D DM2	Internal space standards
D DM3	External space standards
ECC SP1	Adapting to climate change
ECC SP2	Energy and climate change mitigation
HWB SP1	Health and wellbeing
T SP1	Transport and development

ENV DM4	Protection of trees
ENV DM5	Development and biodiversity
ENV DM2	Flood risk
QE SP1	Quality of the environment
INF SP1	Infrastructure provision and implementation

4.7. In addition to these policies, the Council's adopted Parking Standards Supplementary Planning Guidance (SPG) is relevant to the consideration of the proposal, albeit this dates from 2000.

4.8. The SPG on Open Space and Recreation (2000) is not relevant, because it does not appear to be applicable to care home proposals. Likewise, the SPG on Archaeology (2003) is also not relevant, because the site is not identified as being in an area of an archaeological importance.

4.9. The Angmering Neighbourhood Plan 2014-2029 was made on 11 March 2015 and there are various policies applicable to the consideration of this application, as set out in the table below.

Policy	Subject
HD1	Built up area boundary
HD4	Materials
HD5	Built form
HD6	Housing layout and design
HD8	Parking for new developments
TM1	Local highways
TM2	Cycling, walking and equestrian

4.10. The National Planning Policy Framework (Framework) is relevant in its entirety to the consideration of the proposals

5. MAIN ISSUES

- 5.1. For the purposes of considering the main issues arising from the proposal, in relation to planning policy and other matters, it is appropriate to use the headings in the Council's pre-application response, commencing with 'Principle'.

Principle

- 5.2. Under the heading, 'Principle', in the pre-application response, the following points were made:

"Principle

The site lies in a countryside location outside the Built-up boundary where the principle of development is considered unacceptable. Development Plan policies seek to exert a strict control over new development in the countryside to protect it for its own sake. Development will only be permitted in exceptional circumstances or where there is a strong justification for a countryside location. The Government's planning advice indicates that planning authorities should continue to ensure that the quality and character of the wider countryside is protected, and where possible enhanced.

The principle of developing the site for residential use has been established by the approval of 18 dwellings in addition to the retention of the existing dwelling (application ref A/154/14/OUT). The current proposal seeks to demolish the existing house and erect a 2.5 storey 64 bed care home. The site lies within a strategic housing allocation for a minimum of 600 dwellings, Policy H SPI.

The made Angmering Neighbourhood Plan (2014) (NP) identifies three sites to meet its housing requirements; the Pound Place site is not included as an allocation. The proposal is not supported by the NP, however the NP conflicts with the housing allocation contained within the eLP which now has a series of planning approvals that total 462 units."

- 5.3. The response went on to conclude, as follows:

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reasons:

- 1) That the layout, in its current form, as indicated on drawing 16-070-SK06 rev A would not be acceptable in terms of GEN 7 Form of new development due to the location of the building in close proximity to neighbouring properties and the loss of trees onsite. The proposal is not compatible with the overall aims of the masterplan as no connection link is shown to link the developments to the north and south.

- 2) The proposed development would not include either on site affordable housing or a contribution towards affordable housing to be provided elsewhere, therefore would be contrary to DEV 18 -Affordable Housing and the councils Interim Affordable Housing Policy 2016.**

- 5.4. It is therefore evident that the officer raised no objections in terms of the principle of development and indeed this must be the case, given the H SP1 allocation which embraces this site, as well as land to the north, south and east. Given this allocation, it is no longer appropriate to apply policies restricting development in the countryside, to this site, which should be regarded as being within the built-up boundary.
- 5.5. The Arun Local Plan 2011-2031 contains a policy concerned with Independent Living and Care Homes (H DM2). Amongst other thing, the policy requires sites to be within the built-up boundary and for the reasons set out above, it is considered that the site should now be regarded as being within the built-up boundary.
- 5.6. To reinforce the acceptability of the principle of the development, the Updated Housing Needs Evidence (September 2016) prepared for the Local Plan Inquiry notes, at paragraph 5.22, that 50 nursing/care C2 bed spaces per annum will be required during the plan period. This is based on the institutional population aged 75+ at 2011 (2, 433) projected to be 3,424 in 2031.
- 5.7. The Council has granted planning permission for a care home development at Broadlees, Dappers Lane, Angmering, under reference A/27/16. The application was supported by a Needs Assessment (January 2016) and this concluded that there was, at that time, a shortfall in provision of C2 bed spaces, in Arun District, of 555. The application is accompanied by a Needs Assessment .
- 5.8. The text supporting Policy H DM2 (Independent living and care homes) of the Local Plan notes that Arun has one of the highest older populations (people aged 60+) when compared to other local authority areas within the County. Comparatively speaking, Arun also has a low proportion of people aged under 45 living within the District. Life expectancy in the District is high with females having one of the highest life expectancies in the County at approximately 83.5 years which is higher than England at just over 82 years. Men on the other hand, have a slightly lower life expectancy at almost 79 years, which is higher than England (at just over 78 years).

- 5.9. The supporting text goes on to note that, having regard to the age profile of the District, the Council recognises the need to support the provision of continuing care facilities for the elderly. The Council's own Local Plan is therefore very much in support of ensuring there is sufficient accommodation for the elderly and this further reinforces the principle of the development. In this context, it is entirely appropriate and indeed desirable for care homes to be located within a wider, residential environment, as is proposed in this case.

Design

- 5.10. As indicated above, the response to the pre-application submission, including an objection relating to the layout and the concern expressed was threefold, as follows:

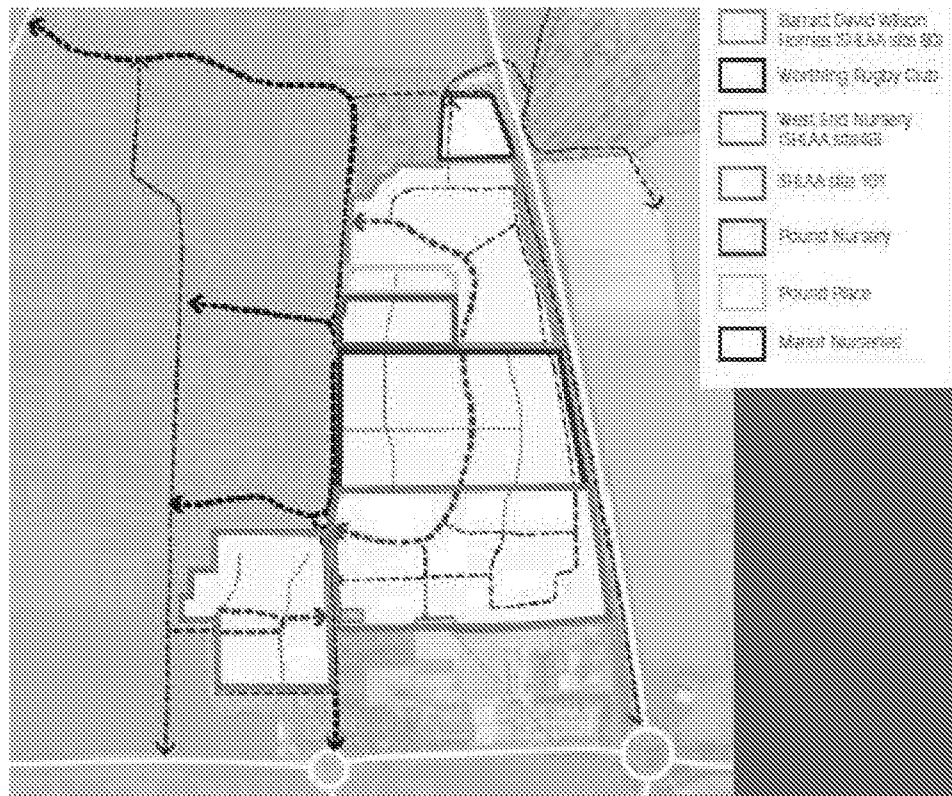
- No connection link to the developments to the north and south;
- The location of the building in close proximity to neighbouring properties; and
- Loss of trees

i) ***No connection link to the developments to the north and south***

- 5.11. In the pre-application response it is noted that:

“The 2014 masterplan for the strategic development site to the east of Angmering includes residential development towards the front of the Pound Place site and a link road that would connect from north to south. The approved outline application for 18 dwellings also maintained the vehicular/pedestrian link between the strategic developments.”

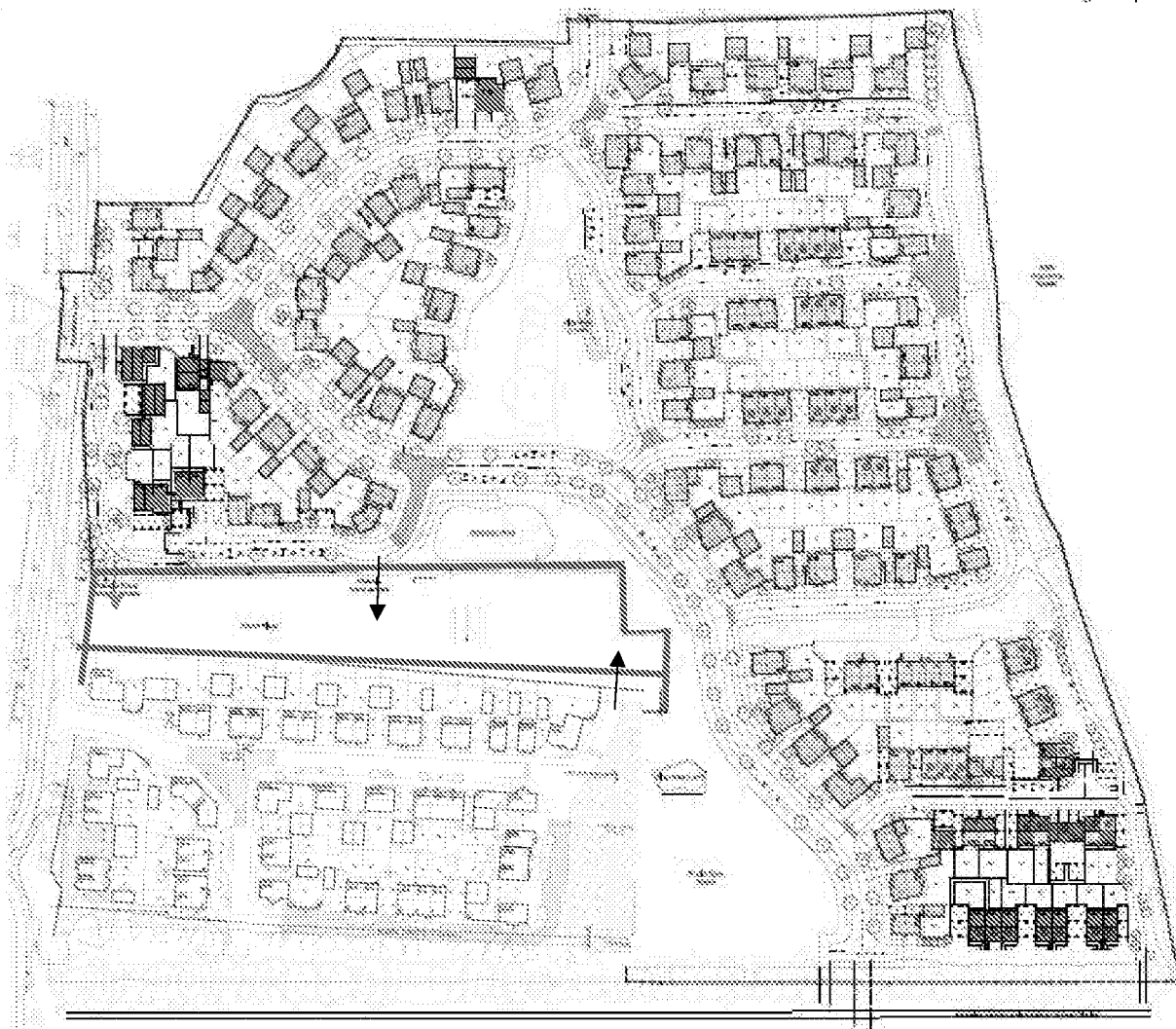
- 5.12. The masterplan does indeed include a link or spine road, connecting from north to south, but this lies to the east of the application site, as is perhaps best demonstrated on the plan below from the Visioning Study, which shows the land ownerships of the various parcels of land within the area, including Pound Place. The spine road is shown with a red dashed line, running to the east of Pound Place.



- 5.13. As indicated earlier in this statement, in granting outline permission for 18 dwellings on the application site, the 'approved' plan showed possible future pedestrian access points to the north and south, but no vehicular access. It is accepted that an informative was attached to the permission, part of which requires that:

“Any reserved matters submission will need to demonstrate that it can link the approved schemes to the north and south together with pedestrian and vehicles.....”

- 5.14. This informative is however inconsistent with the approved plan, whilst the Council has sought only to attach an informative to the permission, rather than imposing a condition, requiring that the reserved matters layout includes both pedestrian and vehicular access to the sites to the north and south. Arguably, such a condition would be inappropriate because it is in conflict with the approved plan.
- 5.15. The approved developments to the north and east, and to the south of the site, show the link road and this is also apparent on the aerial photograph included earlier in this statement. The plan below shows the approved developments, with the application site outlined in red.



- 5.16. The approved scheme to the north shows 'possible future access' adjoining more or less the centre of the Pond Place site, as indicated with a black arrow and 'possible future pedestrian access', at the western end, indicated with a green arrow.
- 5.17. The approved scheme to the south shows 'possible future access', at the eastern end, as indicated with a black arrow, but no separate pedestrian access.
- 5.18. Given that there is now a spine road running north to south, lying to the east of the application site and the site to the south, there would appear to be little purpose in providing a vehicular access through the application site. Residents of the development to the south will be able to travel from the site, by car, to Roundstone Lane. Providing an access through the application site would seem to serve little purpose to motorists, whilst, the positions of the two 'possible future access' points, to north and south, would mean the access road utilising a fair proportion of the application site and clearly impacting upon any future residential development scheme.

- 5.19. As to pedestrian links through the site, residents of the development to the north are easily able to access the public open space, lying to the east and south east of the application site, by using the spine road, or by walking through the open space. A pedestrian access through the application site would be of no great value to those residents.
- 5.20. Similarly, residents of the development to the south, have immediate access to the public open space, to the east and the position of the 'proposed future access' (presumably for motorists and pedestrians) would be of little value, given its position at the extreme eastern end of the site.
- 5.21. For all these reasons, therefore and notwithstanding the masterplan, it is considered that there should be no requirement for any links, pedestrian or vehicular, across the application site, in association with its development. In this context, the application site is the smallest of the various land ownerships within the masterplan area and there should be no reason why it should not be able to function as a stand-alone development site.
- 5.22. As established through the pre-application response, there is no objection, in principle, to the development of this site with a care home. Such developments would not normally include pedestrian and vehicular links through them to adjoining sites, because of the need for enclosure and security, particularly because many of the residents would be likely to suffer with dementia. Therefore, if the principle of this form of development for the site is acceptable, it must be accepted that it needs to be treated in a different way to other, much larger standard residential sites, where providing linkages is likely to be both easier and desired.
- 5.23. That said there will be visual connectivity between the site and the developments to the north. The proposed care home will overlook the planned public open space that lies to the north of the application site adding to the level of natural surveillance of this space.

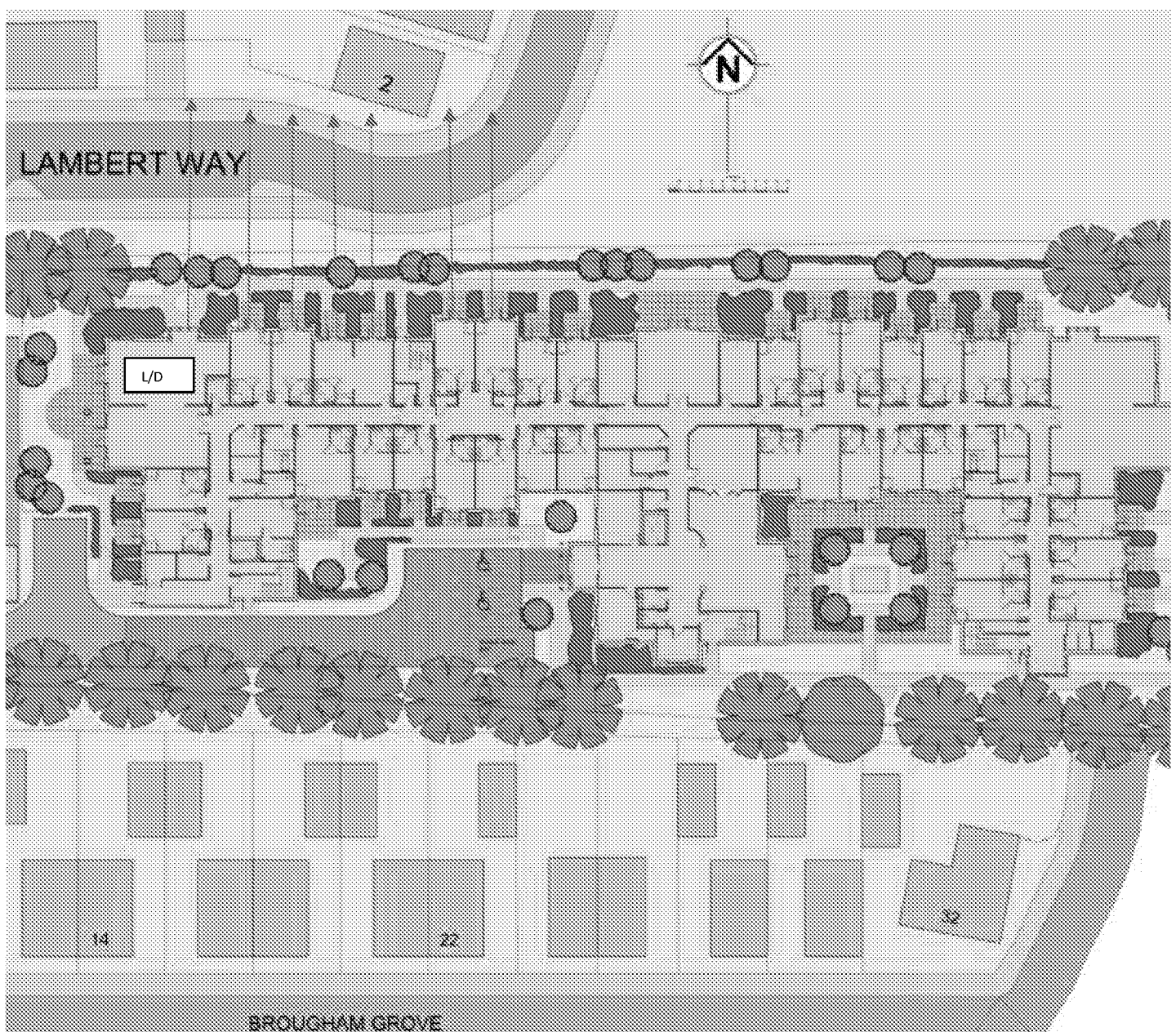
ii) *The location of the building in close proximity to neighbouring properties*

- 5.24. In the pre-application response, the planning officer notes that the building proposed in that scheme would be only 3m from the boundary where it abuts the site, to the north and as little as 4m from the boundary, to the south.

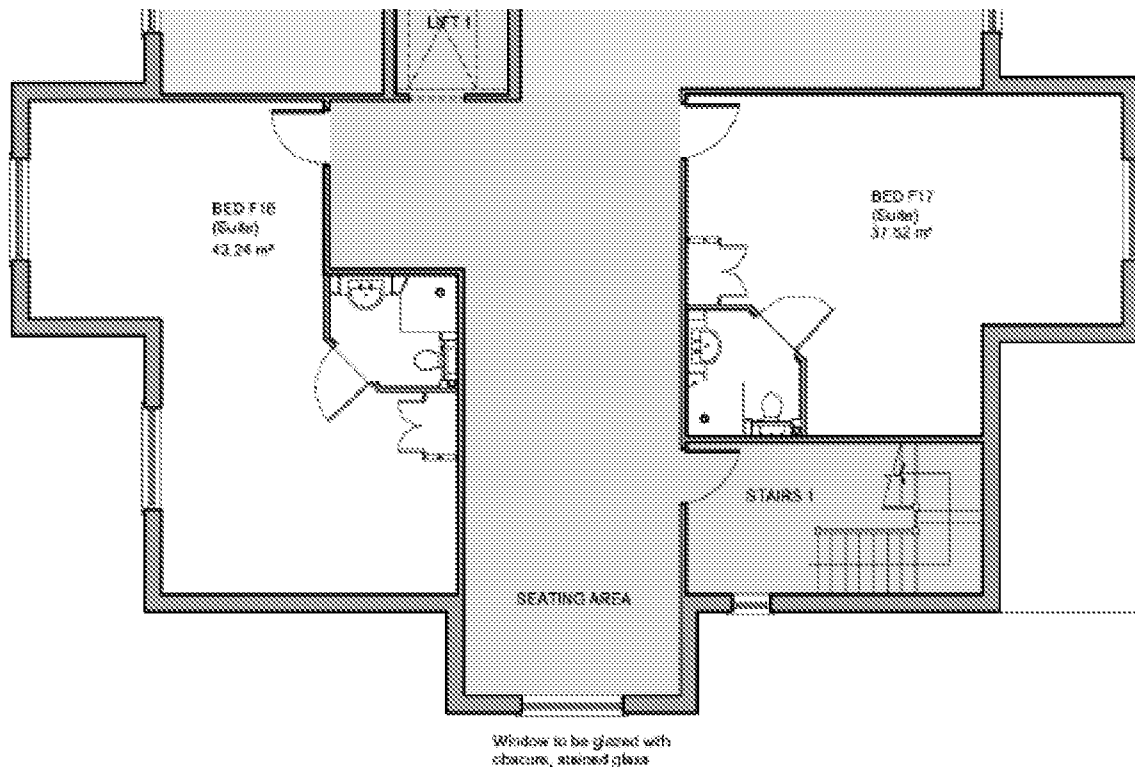
- 5.28. In essence, as far as the development to the north is concerned, in Lambert Way, the scheme only has to be considered in terms of the relationship with two dwellings, Nos. 2 and 4, because more than half of the proposed development would look towards the open space, to the east of Lambert Way. As the plan above demonstrates, distances between the proposed development and these dwellings would be 21m and 23m, which is entirely acceptable, in relation to issues of overlooking, overshadowing, loss of privacy and massing, moreover in an existing built up environment.
- 5.29. To the south, the scheme has to be considered in relation to the existing development in Brougham Grove, two pairs of semi-detached houses and three detached houses. In this context, the layout involves various set-backs in the layout, given that there are more existing houses involved than in the case of Lambert Way. The set-backs provided opportunities for considerable building separations in some cases, whilst they also assisting with the visual perception of the massing of the building.
- 5.30. The plan shows distances of 23m between the proposed building and Nos. 16/18 and 31-33m, between the proposed building and Nos. 20/22. Clearly these distances are acceptable in relation to residential amenity issues.
- 5.31. Between Nos. 24/26 and the proposed dwelling, there would be a separation distance of 18.5m to nearly 20m, which, although slightly less than some of the other relationships, would involve an angled relationship. Again, this is acceptable in terms of residential amenity issues
- 5.32. No.30 would be separated from the building by a distance of almost 33m, which is clearly acceptable in residential amenity terms.
- 5.33. Finally, No.32 is separated from the proposed building by 15m, which whilst a closer relationship than others, it involves an angled relationship. The existing dwelling would benefit in terms of the building inset meaning that a large part of its rear garden would be separated from the proposed building by quite some considerable distance. Overall, therefore, the relationship between the two buildings would be acceptable in residential amenity terms.

Overlooking Issues

- 5.34. Although there are first floor windows on the north elevation, the majority of these look towards either the section of Lambert Road running south west to north east, or towards the area of open space to the north of the site. The plan below shows, annotated with red arrows indicating views from windows, from the left (west), that there would firstly be a lounge/dining room window which looks towards, principally, the garage at No.4 Lambert Way (marked L/D). This is significantly better than conventionally front to front relationships between dwellings across an estate road that lie to the south either side of Brougham Grove.



- 5.35. There would be a line of six bedroom windows as the arrows indicate. The principal views from these windows would be towards the front of 2 Lambert Way and its front garden, over distances of around 21m, as indicated on the Information Site Plan. Beyond this point, moving to the right (east), the views from windows would be towards Lambert Way itself, or the adjoining public open space, as noted above. Views over the open space would be both beneficial for the residents of the care home, as well as the users of the open space, in terms of security.
- 5.36. The separation distances between the proposed development and Nos. 16/18 and 20/22 Brougham Grove, to the south of the site, would be 23m and 32/33m, as has already been noted and as indicated on the Information Site Plan. These distances are clearly acceptable in terms of habitable room windows facing one another.
- 5.37. The separation distance between the proposed building and Nos. 24/26 Brougham Grove is smaller, at 18.5m, as noted above and indicated on the Information Site Plan, albeit direct views from No.26 would be towards part of the building containing no first floor windows.
- 5.38. The closest window, with an angled view towards the rear of No.26, serving a seating area, is proposed to be glazed with obscure, stained glass (secured by a planning condition), as shown on the extract from the first floor plan, below. Therefore, there would be no overlooking of the rear of No.26.

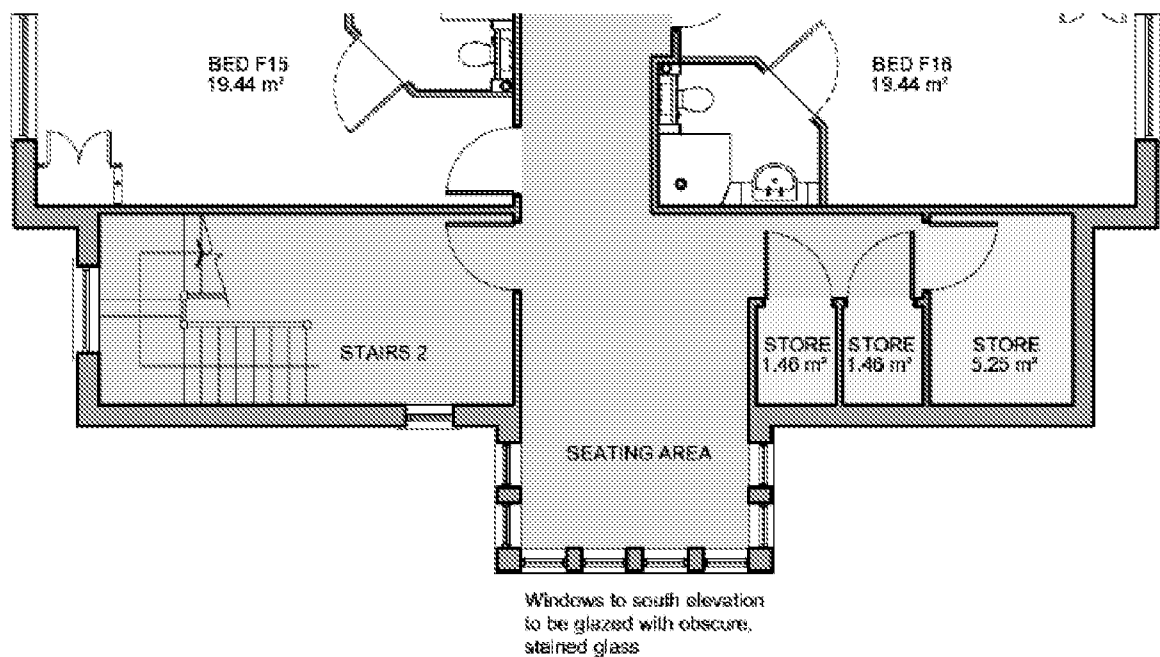


5.39. Between No.28 and the proposed building, the separation distance would be almost 20m, as explained above and demonstrated on the Information Site Plan. As shown on the first floor plan extract above, there would only be a small non-habitable room window serving Stairs 1.

5.40. As the separation distance between No.30 and the proposed building would be almost 33m, as explained above and indicated on the Information Site Plan, no issues would arise in terms of overlooking.

5.41. The final relationship to consider, in terms of first floor windows, is in relation to No.32 Brougham Drive. It should be noted that the applicant has met and spoken to the occupiers of this property and they have indicated that they would have no objection to the proposal. As has been explained, the separation distance between this dwelling and the proposed building is 15m, involving an angled relationship, which, to an extent, would provide the perception of a greater separation.

5.42. The first floor plan extract below shows that the windows proposed in the seating area would be glazed with obscure, stained glass (secure by a planning condition), thereby avoiding any overlooking of No.32. There would also be a small window serving Stairs 2, a non-habitable room.



5.43. Given all the above, it can be seen that the resultant development would have acceptable relationships with adjoining developments to the north and south, both in terms of separation distances and in terms of first floor windows. Moreover, views from the proposed buildings to the rear of dwellings in Brougham Grove would be interrupted, to an extent, by existing garages, whilst the layout proposes the retention of existing boundary screening, next to the proposed access drive together with new replacement planting further to the east.

5.44. Other than roof lights, positioned such that there would be only views up, there would be no windows at second floor level.

Scale and Massing

5.45. It is also necessary to consider the scale and massing of the building in relation to adjoining developments. It is inevitable that a care home development will involve one relatively large building, rather than several much smaller buildings that would characterise a standard residential development of this site.

5.46. In the pre-application response, it was noted that the scale of the building proposed was significant and reference was made to the limited distances from the northern and southern boundaries. The response went on to note that:

“It was discussed revising the design to scale back from the north and south boundary. This would allow the extensive boundary landscaping/tree planting to be retained as this provides much of the character of the site and would allow a major built development to be integrated by providing initial screening. The layout while indicative suggests that a significant part of the existing landscaping would be removed/felled to accommodate the building.”

- 5.47. This point again confirms that the proposed development of the site with a care home is considered to be acceptable, in principle and in this context, it must be accepted that such a development will involve one large building, different in character from adjoining development. I consider the issue of trees under a separate heading below.
- 5.48. The pre-application submission did not include elevations. The application scheme has been very carefully designed to increase the separation distances from the boundaries, as explained above, in response to the pre-application comments.
- 5.49. The layout includes various set-backs to assist with the relationship with adjoining development but to also help with reducing the perceived mass of the building. This, together with the variations in roof heights and hipping of the roofs, results in a visually pleasing building of a scale commensurate with surrounding development. This point is demonstrated through reference to the proposed north elevation which is reproduced below.



- 5.50. The Design and Access Statement provides further details on design matters.

iii) ***Trees and Landscaping***

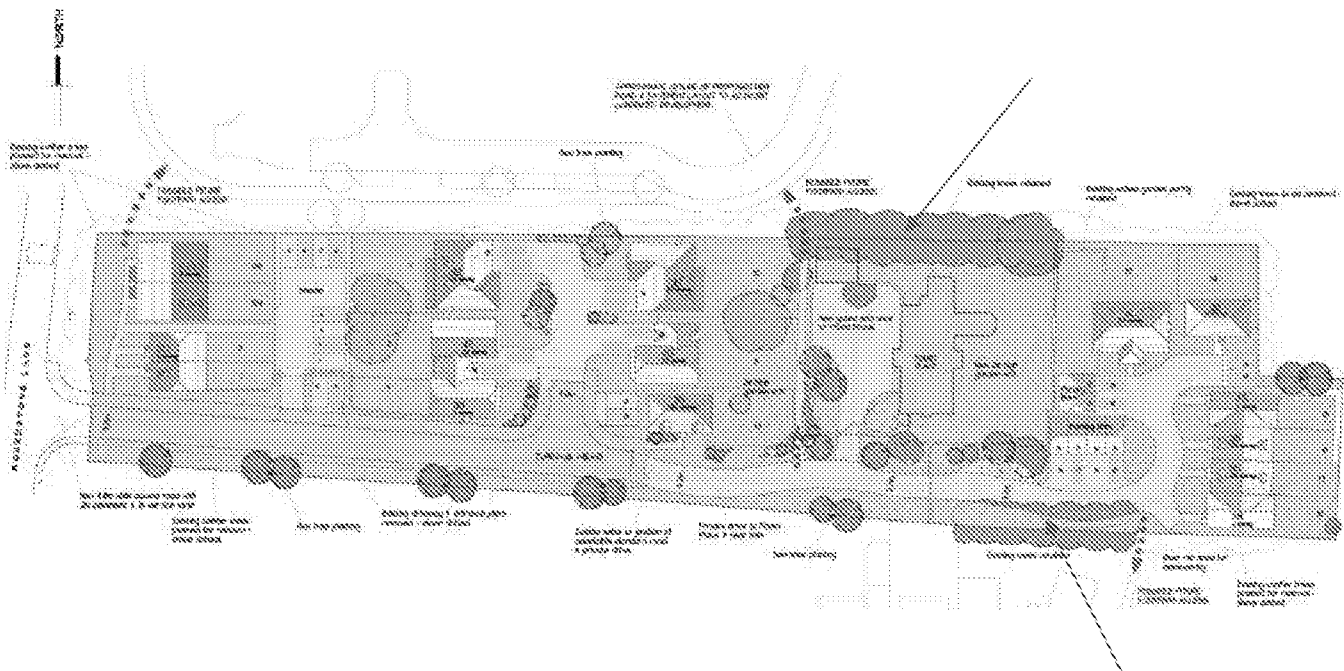
- 5.51. As indicated above, in the pre-application response, it was noted that the indicative layout suggested that a significant part of the existing landscape would be removed to

accommodate the building. The indicative layout would seem to suggest that this would be the case.

- 5.52. Relevant to this issue is the fact that in granting outline planning permission for 18 dwellings on the site, the Council condoned the removal of the majority of the boundary trees. The approved plan, Drawing 2.01, is reproduced below and this shows, 'existing conifer trees planned for removal shown dotted' and 'existing trees to be removed shown dotted'. The planning officers report noted that:

“Mature conifer trees enclose the north, south and west boundaries. Other trees are noted within the site, however none of these trees are considered worthy of protection by a tree preservation order”.

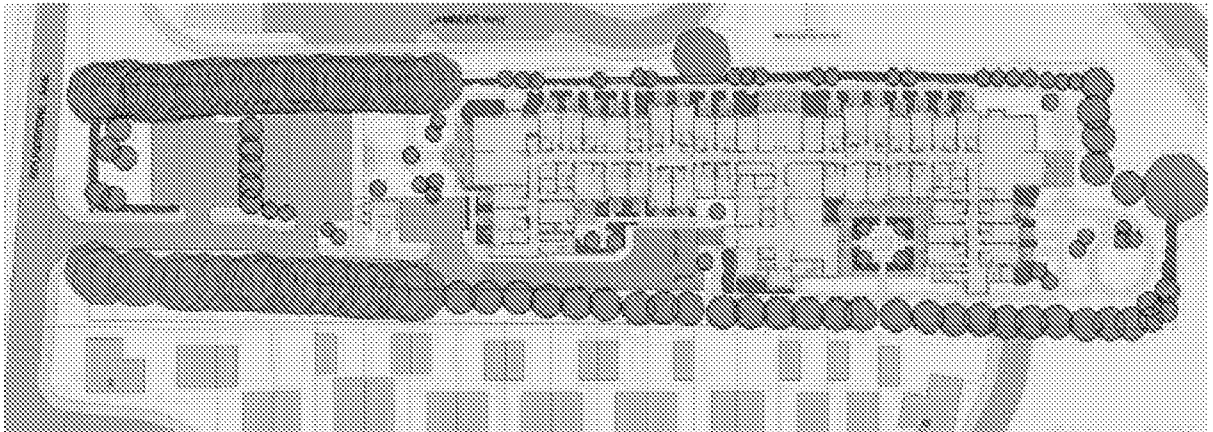
- 5.53. Existing trees to be retained are shown in green (indicated with red arrows on the plan), whilst new tree planting is also indicated in green. On the basis of this approved drawing, therefore, the majority of the boundary tree screening was proposed to be removed.



- 5.54. Other than standard conditions requiring the protection of trees to be retained during construction, no conditions were imposed requiring additional trees to be retained (notwithstanding the indicative, approved layout) nor any informative added to the effect that more trees should be retained. In essence, therefore, the outline planning permission envisages that a very large proportion of the existing conifer screening

would be removed and this must form the starting point for the consideration of the issue of loss of trees.

- 5.55. In contrast with the outline approved scheme, the application scheme proposes the retention of a considerable amount of the existing boundary screening, particularly along the northern and southern boundaries, towards the front (western half) of the site. This is demonstrated on the site plan below.



- 5.56. Retention of the existing screening at the front of the site would mean that the development would have very little visual impact as seen from Roundstone Lane. The retained planting along the northern and southern boundaries would readily screen the proposed car park at the front of the site.
- 5.57. The retained screening along the southern boundary would ensure that views of the building from Brougham Grove would be filtered, thereby minimising the impact of the massing of the building, whilst the screen would also reduce overlooking.
- 5.58. Along part of the northern boundary, the existing screening would be removed, but new planting is proposed and as the site layout plan shows, this would still allow views through to the open space, to the north, to the benefit of the residents and also providing surveillance of the space.
- 5.59. The supporting tree survey and tree report confirms that these trees are not good quality, have material defects which in combination with the non-native *Leylandii* species give rise to an unsustainable belt of trees from a management and visual perspective that were planted at time when the site was in open countryside surrounded by open land. The trees are no longer compatible with the new residential

estate environment that now surround the site. The public consultation event which included discussions with resident neighbours who back onto these trees as well as residents who look at them from the north would welcome their removal with replacement planting that is more suited to the new residential estate environment. The tree report submitted with the application confirms from a tree perspective why the trees to be removed and replaced is justified in arboricultural terms.

- 5.60. Given all the above points, it can be seen that loss of trees should not be an issue in relation to this proposal. Further detailed information is provided in the supporting tree and landscape reports.

Application of planning policy in relation to principle, design and loss of trees

Local Plan

- 5.61. Application of the principal policies in the Local Plan are considered below. There are several specific policies which are concerned with matters addressed in other statements supporting the application.
- 5.62. The pre-application response confirmed that the principle of the development was acceptable, noting that although the site was then not within the built-up boundary, it was contained within a strategic allocation site in the then emerging Local Plan.
- 5.63. That allocation is now part of Policy H SP1 in the Plan, as explained earlier in this statement and therefore, in relation to principle, the scheme should be considered equally appropriate as was the case with the pre-application submission and the then emerging Local Plan policy.
- 5.64. Consistent with the policy, the scheme would provide homes for people. Many residents of the proposed care home will have vacated houses in the District, thereby meaning that these will be made available, assisting with future supply.
- 5.65. In character terms, the proposal is for a quasi-residential use and C2 uses are generally found within residential areas. Although Policy H SP1 aims for permeable layouts with access for pedestrians and linkages to adjoining development, that form of layout is not appropriate for C2 uses, for the reasons set out in this statement.

Moreover, given the nature of the estate that has been built up around the site to the north, east and south of the site, there is no need for any additional linkages.

5.66. Overall, therefore, the proposal is not in conflict with Policy H SP1.

5.67. The Local Plan contains a policy, H DM2, concerned with Independent Living and Care Homes, which is reproduced below.

Policy H DM2

Independent living and care homes

New and extended independent living and care homes will be permitted where applications can demonstrate the following and where the proposal is consistent with all other Local Plan policies:

- a. The scheme is located within the Built Up Area Boundary
- b. The scheme shall be easily accessible either by foot or public transport, to community and social facilities e.g. shops, post offices, healthcare, community facilities
- c. The design of the scheme shall be such that it can be easily adapted to the varying needs of the users of the scheme
- d. The design and scale of the scheme shall be appropriate to the local context
- e. Amenity space shall be provided
- f. Overall, the scheme should be located where it would support and encourage the continuation of a healthy, active lifestyle

5.68. With reference to a), the pre-application response confirms the principle of the development, as the site lies in a strategic site allocation, whilst outline permission has been granted for 18 houses. The site should therefore be regarded as within the built-up area boundary, rather than the countryside.

5.69. In terms of b), the Council accepted, in the pre-application response, that the site lies within a sustainable location in terms of access to facilities.

5.70. With reference to c), Hallmark Care Homes Ltd, has extensive experience of providing specialist care for the older population. The applicant has developed a reputation that all their homes throughout England and Wales contribute to residents' long-term health, enjoyment and well-being. 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.

- 5.71. In terms of d), as noted in this statement, the layout and the building design has been carefully considered such that it is appropriate in the local context.
- 5.72. With respect to e) an appropriate level of amenity space is proposed, having regard to the fact that many of the residents are unlikely to be particularly mobile. Importantly, as noted in this statement, many of the rooms overlook adjoining public open space. In addition, the site is laid out with a series of connected open spaces. The proposal includes interconnected gardens linked by a level footpath network together with courtyards designed specifically to accommodate the open space and recreational needs of the elderly residents. The applicant prides itself with its landscape gardens which form an integral part of the proposed care home in not only creating an attractive setting for the building but also usable and high-quality open spaces for the residents.
- 5.73. Finally, with respect to f) the location of the site is entirely appropriate in terms of supporting and encouraging the continuation of healthy lifestyles and indeed this is a major consideration as far as the applicant is concerned, in relation to all its care home developments.
- 5.74. It can therefore be seen that the proposal is entirely consistent with Policy H DM2 and as noted earlier in this statement, the text supporting the policy clearly demonstrates the need for such development in Arun District, given the population profile.
- 5.75. The Local Plan contains three policies concerned with design in an overall sense (rather than policies dealing with specific issues, such as trees). These are D SP1 Design, D DM1 Aspects of form and design and QE SP1, Quality of the environment.
- 5.76. With respect to Policy D SP1, the scheme is for a development of high quality and design. The scheme has evolved from a thorough assessment of the site and surroundings, and in response to both the pre-application response and the outline planning permission granted for 18 houses.
- 5.77. The scheme proposes sustainable design and the layout and form of the building has been informed by the particular C2 Use needs.

- 5.78. The scheme makes efficient use of the site, whilst providing a building of appropriate design, scale and massing in terms of its setting and relationship with adjoining development and boundary screening, as has been explained in this statement.
- 5.79. Overall, therefore, the scheme is compliant with Policy D SP1.
- 5.80. Under Policy D DM1, various aspects of design to be considered are set out and some of these are not relevant to this application, given the nature and scale of the development. Set out below are responses to the aspects considered to be relevant.

Character

The proposal makes better use of an under-used site in a strategic development area and would provide an attractive building in a landscape setting.

Appearance

The proposals are a high standard of design

Impact

Account has been taken of the relationship with adjoining development to ensure there would be no unacceptable harm to residential amenities

Crime prevention

Parts of the building have been designed to overlook adjoining public open space, whilst within the development, the scheme has been carefully considered to ensure that there are surveillance opportunities.

Trees and woodland

The site both retains existing trees and proposes new planting.

- 5.81. Overall, the scheme complies with the relevant requirements of Policy D DM1.
- 5.82. With respect to Policy QE SP1, the scheme would contribute positively to the quality of the environment and would not have a significant negative impact upon residential amenity or the natural environment.
- 5.83. Given all the above, it is clearly evident that the proposal complies with Local Plan Policy SD SP1 Sustainable development such that the application should be approved

to secure development that would contribute to the social, economic and environmental well-being of Angmering and the wider district of Arun.

Neighbourhood Plan

- 5.84. With reference to Policy HD4 (Materials), the building will be finished with a variety of materials, as witnessed by the elevations, in harmony with surrounding developments which contain a mix of different materials. The proposal is therefore consistent with Policy HD4.
- 5.85. In terms of Policy HD5 (Built form), it is not appropriate, given the development proposed, to consider established plot widths within streets, but, the scheme responds to the character of existing built form in the area, albeit, by necessity, it inevitably needs to be of a different form.
- 5.86. Also, with reference to this policy, the proposal is for development of no higher than 2.5 storeys and as noted in this statement, the scheme incorporates variations in roof heights and forms.
- 5.87. For all the reasons set out in this statement, the scheme pays particular attention to the integration of the development with its immediate setting and landscape considerations.
- 5.88. The location of the site means that the development would have no adverse impact upon the landscape setting or views in and out of the South Downs National Park.
- 5.89. Given all the above, therefore, the proposal is consistent with Policy HD5.
- 5.90. Policy HD6 is concerned with Housing Layout and Design and with respect to the first bullet point and as has been noted in this statement, the proposal is for a high-quality design. The scheme reflects local distinctiveness and character, through the design and choice of materials, as is explained in the Design and Access Statement.
- 5.91. With respect to the second bullet point, the scheme meets the highest possible standards of construction in relation to the Code for Sustainable Homes and BREAM.

- 5.92. In terms of the third bullet point, the layout proposes to retain existing boundary screening, where this is practicable, together with the provision of comprehensive package of new landscaping as explained in the supporting tree report.
- 5.93. Given all the above, it is therefore evident that the proposal complies with Policy HD6 of the Neighbourhood Plan.

National Planning Policy Framework

- 5.94. As noted earlier in this statement, the Framework in its entirety is relevant to the consideration of this application.
- 5.95. Paragraph 14 notes that development proposals that accord with the development plan should be approved without delay. As demonstrated in this statement, the proposals accord with the development plan.
- 5.96. Paragraph 50 notes that to deliver a wide choice of high quality homes, local planning authorities should, amongst other things, plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community including, amongst others, older people. As has been established in this statement, there is a clear and overriding need for more accommodation such as this for older people, in Arun District.
- 5.97. Paragraph 47 requires local planning authorities to identify and annually update a five years supply of housing against their requirements. In this context, it is understood that the most recent housing land supply position in Arun District is that the Council has 5.3 years, which is only marginally over the minimum requirement.
- 5.98. The National Planning Practice Guidance explains that care bedrooms (falling within Use Class C2) can contribute towards meeting housing needs. Paragraph 037 Ref ID 3-03720140306 explains this, as follows:

"Older people have a wide range of different housing needs, ranging from suitable and appropriately located market housing through to residential institutions (Use Class C2). Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan." (My underlining)

- 5.99. Quite clearly the provision of 71 bedroom units on this site, as opposed to the 18 dwellings granted outline permission, would make a better contribution to the Council's housing land supply position. Furthermore, people moving to care homes will often be vacating family homes within the particular District, which will then add to the supply.
- 5.100. Section 7 of the Framework is concerned with Requiring good design. As has been explained in this statement and also in the Design and Access Statement, the scheme proposes a high-quality design, taking account of local distinctiveness and the relationship with adjoining development. The scheme also optimises the potential of the site to accommodate development, consistent with the Framework, as well as providing a safe and accessible environment.
- 5.101. For reasons explained in this statement, particularly concerning the safety, securing and well-being of the residents, it is not appropriate for a development of this type to be physically linked to adjoining development. However, the design has been carefully considered such that many of the rooms would overlook public open space, of benefit in terms of both surveillance and the well-being of the residents.
- 5.102. Finally, paragraph 65 notes that local planning authorities should not refuse planning permission for buildings which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design. In this case, as has been explained in the statement, whilst the relatively large care home building is, to a degree, different in character from the traditional housing to the north and south, it is an appropriate use within a residential area and as has been noted, the scheme incorporates good design to mitigate against any concerns, such as the relationship with adjoining development.
- 5.103. For all the reasons set out above, therefore, the proposal is entirely consistent with the Framework. In relation to paragraph 7 of the Framework, which sets out the dimensions for sustainable development, the proposal would play an economic role, a social role and an environmental role.
- 5.104. The proposal meets economic roles through the construction of the building providing employment, whilst the Care Home would also provide employment and there would also be economic benefit spin offs for local shops and services.

5.105. The social role would be met through the provision of much needed care home beds, as witnessed by various documents identifying the particular needs for accommodation for older people in Arun.

5.106. The environmental role would be met through making more efficient use of an under-used site and the provision of enhanced landscaping, of visual benefit and providing ecology benefits.

5.107. The commentary above demonstrates that the proposal is consistent with all planning policies.

Affordable housing

5.108. The application is supported by a viability statement which explains why the provision of affordable housing, which would normally be required by Local Plan Policy H SP2, is not appropriate in this case for viability reasons.

6. SUMMARY AND CONCLUSIONS

- 6.1. The proposal is for the erection of a 71 bedroom care home (C2), arranged over three floors, involving a part third storey in the roof, together with ancillary facilities arranged over two and a half storeys, with parking and access to Roundstone Lane, following demolition of the existing two storey property, Pound Place.
- 6.2. The applicant, Hallmark Care Homes Ltd, has extensive experience of providing specialist care for the older population and operates 15 homes throughout England and south Wales.
- 6.3. The Arun Local Plan 2011-2031 is to be adopted in May 2018 and therefore, for the purposes of considering this application, it is appropriate to regard the Plan as the development plan. The Policy Map shows the site located within a strategic allocation site, the subject of Policy H SP1. There are various policies of relevance to the consideration of the application.
- 6.4. The site also lies within the area to the east of Angmering, the subject of a masterplan titled 'Angmering Visioning Brief', dated March 2013, prepared by URS in partnership with the Council and a number of key landowners to inform the new Local Plan.
- 6.5. The Angmering Neighbourhood Plan 2014-2029 was made on 11 March 2015 and there are various policies applicable to the consideration of this application that have been addressed. The proposal has been assessed and found to be in accordance with the relevant policies.
- 6.6. Overall the proposal is for sustainable development which complies with all development plan policies and the Framework. The development would provide much needed care home bed spaces, in response to an acknowledged deficit.
- 6.7. For all the reasons set out in this statement, planning permission should be granted.