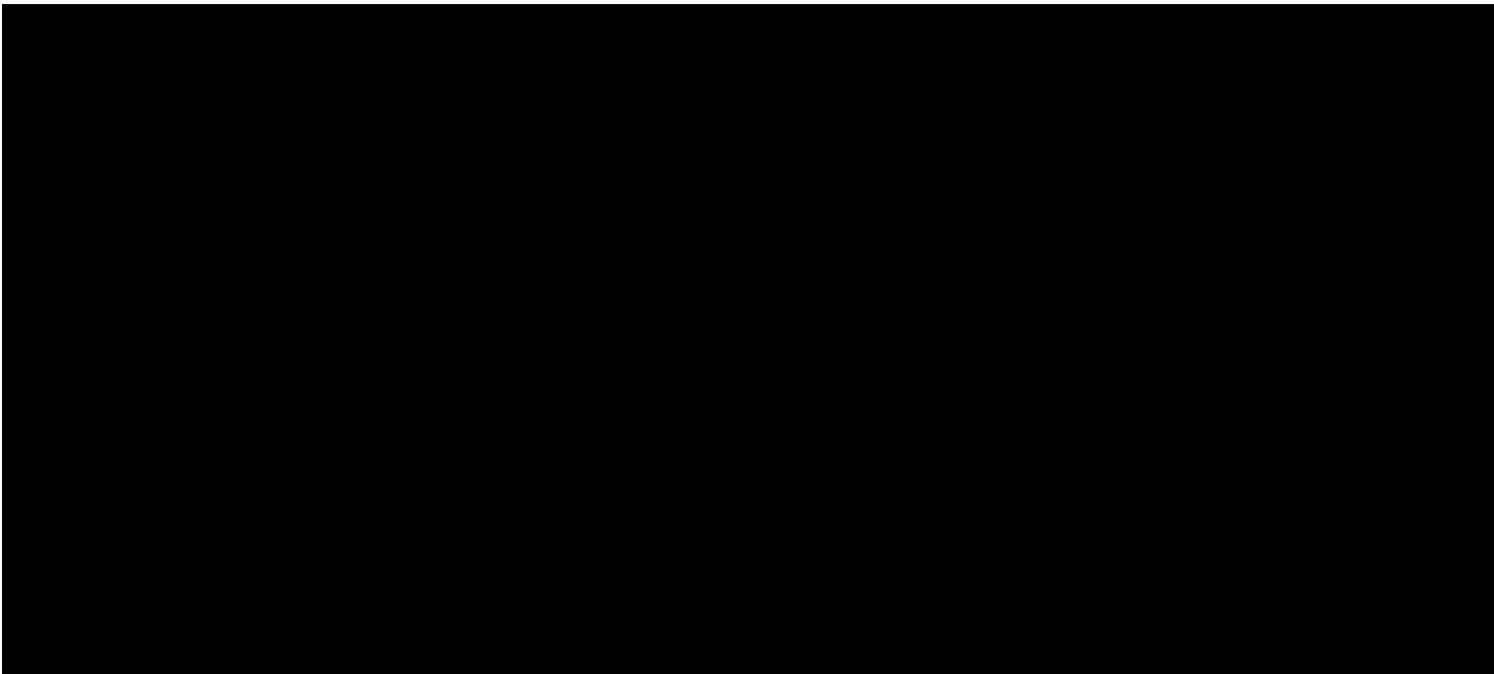




From: Stephen Lorimer [REDACTED]
Sent: 04 May 2018 10:05
To: Planning
Cc: Ross Leal; Carol Reynolds; Zac Denton; Laura Gibbons; Carolynn Lorimer
Subject: Comment on Planning Application A/51/18/PL

Dear Mr Leal,

Please find attached a letter containing comments regarding Planning Application A/51/18/PL, Pound Place, Angmering in relation to the construction of a new care home.

Kind Regards
Stephen Lorimer

Mr & Mrs Lorimer
32 Brougham Grove,
Angmering
West Sussex,
BN16 4PP

Friday May 4th 2018

Planning Department
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Ref: A/51/18/PL – Pound Place Angmering – Planning Application

Dear Mr Leal,

We are writing to you with respect to the planning application reference A/51/18/PL for the construction of a new care home at Pound Place Angmering. As neighbouring owners and occupiers of an adjoining property on Brougham Grove we border directly with the site in question; with our house being the closest to the new building itself. We are happy to support the application and wish to bring the planning officer, and specialist consultant's attention to the following material considerations as part of this:

General

We feel that the proposed developer/owner and their agent were very proactive and have taken on board our comments with the development of the concept design for the site. Specifically relating to the screening of windows and replacement of trees.

We feel that the nature of the care home will be both beneficial to local users (considering the lack of local care availability of this specific type).

In addition to this there is a real opportunity for some local employment to come out of this, unlike most of the recent developments planned and/or currently being implemented.

Trees - Appearance, Safety and Current lack of privacy

Our garden borders directly onto the south side of the property and is such subject to the cypress leylandii and to an extent the Pine trees which are set back further. These trees were recently subject to a blanket TPO which we feel did not correctly consider the impact on us as owners and occupiers of the adjoining property. We support the application to replace the trees with a more practically manageable native tree species which provides both sufficient screening, dwelling for animals and birds, and does not represent a risk to our property or persons in our garden. We make the following considerations/observations in support of this:

- The trees in the main overhang and overbear our property significantly; in most cases more than other properties along the border.
- Several trees are already leaning southwards towards our property, and have damaged the owners fence. In some cases substantial branches/limbs have broken off in the past and fallen into our garden. The roots have also been exposed in places by previous construction work on the site. We feel either of these in isolation is a potential health and safety issue and they will inevitably result in the need for the trees to be removed anyway. Any new owners liability should be given due consideration here. Given the complex nature of removing a substantial tree, the development of the site represents the easiest and safest opportunity to do this work, in a controlled CDM environment.
- The trees actually provide limited screening. Visibility is clear to our building and garden because of a lack of foliage/cover on the trees below 5m, (see photo).
- The trees to the frontage of the pound place plot bordering on Roundstone Lane may be considered to contribute to the image of the area however the trees to the rear are clearly not visible from the route through the village. These arguably do not contribute significantly to the image of the area, and are in the most part obscured by the housing previously consented and now built.
- The trees have been stated on previous consultations for other planning applications to the site and surrounding areas as low value and not suitable for TPO orders. We would question why there has been a change from previous decisions which set a clear planning precedent, especially when there have been no relevant changes to circumstance or legislation in the intervening period? They are not a native species, arguably have not been well managed and are proven to not house and protected animal species.



Additional Access - Highway Safety and Traffic

We support the removal of the through road at the end of Brougham Grove which was originally planned to link through to Lambert Way. The road at the end Brougham Grove has a blind bend directly next to the public open space which children frequent and will cross to the adjacent Local Area of Play. Given the excessive speed of some vehicles already on the estate we would suggest that the linking of this road would directly increase the risk of a collision or worse. In addition this road has become a valuable space for additional visitor parking, since the Barratt Homes at Swanbourne park development has finished it has become apparent that there was a clear under provisioning of parking required on this part of the development. The road is not sufficient wide to safely facilitate both parking and traffic flow.

Drainage - Flood Risk

We would ask that the applicant carefully considers the impact that the drainage design may have on the surrounding areas. Despite designs and survey data for the surrounding developments being approved by planning engineers and building control; a large number of properties have been subject to significant waterlogging. This is the case not just in the recent inclement weather but also in the summer months last year (neither of which have been anywhere near the 1 in 100 year design standard). In most cases this has required additional installation of land drains and soakaways at significant expense. This has also negatively impacted the public open spaces and their use. We are further concerned in relation to our property because of:

- The potential impact of surface run off due to the fall of land to the south (towards our property).
- The plans show large soakaways in close proximity to our own SUDS and garage/building foundations, and the potential of this to impact the integrity and operation of the above.

None of the above should be insurmountable with careful design, but must be considered when granting permission.

Noise Disturbance and Smells

The current plans show no external plant, exhaust terminals or flues. We had expected that any plant such as air conditioning heat rejection and flues would be located at roof level behind a parapet. Given the only free roof space is shown on the wing adjacent to our house we are slightly concerned that this is not mentioned. The current submission makes no reference to plant noise mitigation, treatment of exhaust gases, or smells from extract systems. We would request that the planner considers WHO 1995 guidelines with respect to both daytime noise to all areas (50dB LAeq to our garden) and night time noise should be below 45dB LAeq < 1m from the nearest building facade (which is a bedroom).

There are clear precedents for the use of this guideline with respect to standby and continuous operational plant across multiple authorities. Again none of the above is insurmountable with careful design, and implementation, but there must be a clear statement that is secured by planning and robustly tested at commissioning.

Lighting

We would request that the external lighting design considers carefully light overspill into the surrounding properties, given the current lack of screening provided by the trees, and regardless of whether these are replaced or not.

Fencing

The property to the south is currently bounded by a fence, in places this is in a state of disrepair, we understand that this would be replaced but can find no mention of this within the planning pack.

Proximity of Construction to Residential Area - Noise, Nuisance, And General/Highway Safety.

Given the proximity of the construction and demolition to a significant number of properties we would ask that the developer carefully considers the following:

- Mitigation of damage to neighbouring properties boundaries and ground.
- Considerate working hours.
- Dust mitigation and Wheel washing
- Signage and route planning for contractors.
- Location of site setup cabins and welfare away from properties.

Finally we wish to reiterate in general terms our support for the application, and have found that the developers themselves have to date been very helpful in answering our queries and accommodating our requests.

Sincerely,

Mr S Lorimer