

Anthony CROSS
2 Bramley Cottages
Roundstone Lane
Littlehampton
West Sussex
BN16 4FJ

Your Ref: OWPC18200
Our Ref: A/51/18/PL 06-04-2018
Please ask for:
Ross Leal

14th May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing dwelling & erection of a 71 bedroom care home (C2 Residential Institution) with car park, landscaped gardens & access from Roundstone Lane. This application is a Departure from the Development Plan.

Pound Place Roundstone Lane Angmering

Thank you for your internet representation made on 11th May 2018 which has been recorded as '**an objection**' with the comments as follows:

Whilst I am not against the principle of the development, I feel greater protection should be given to the Trees that are currently subject to a TPO and also the need for more parking spaces.

1. Trees - those that surround Pound Place are of a substantial height and provide a beneficial effect in separating housing developments, thereby enhancing people's appreciation of the area whilst contributing to the 'green' character of the area more generally. They also provide an arboreal buffer that helps protect the setting of the South Downs National Park, a duty that ADC is obliged to consider.

Whilst the individual variety of the majority of trees may not be of special note (X Cupressocyparis Leylandii) they are, because of their size and prominence, highly visible from Roundstone Lane, particularly the Western Boundary as well as their Northern and Southern boundaries which help to separate the new developments and contribute to the overall public amenity.

These trees also provide shielding to the urban development of Bramley Green and the newer development on Brougham Grove (Former Pound Nursery) from the South Downs National Park. The loss of these trees will compromise the views from the SDNP.

The trees on the Western Boundary help shield any future development as seen from Roundstone Lane, again contributing to the rural character of the area.

Para 2.2 of the Arboricultural report submitted by the developers indicates that the trees are generally of a healthy condition with no signs of disease or pests. That would appear to be the only definitive statement in respect of the Leylandii as all other comments appear to be conjecture, unqualified and unquantified. For example, the author states "although the conifers appear in a healthy condition, there is evidence of biomechanical weakness and previous limb failure". Given the number of conifers on site, one could reasonably expect some issues but if such a condition was particularly prevalent, then the author would have commented accordingly.

Another failing of the report is Appendix 3 where the author has assessed the age of the trees as Mature, rather than early mature, inferring that the trees were in their final third of life expectancy. This variety of trees has a general life expectancy of at least 50 - 60 years with evidence available around the UK of trees planted in the 19th Century still thriving.

The trees surrounding Pound Place are akin to an oasis in a sea of development. Ecology reports that supported the development of Swanbourne Park, Pound Nursery and Manor Nursery indicated an abundance of birds and several species of Bats. These included Twelve bird species of Conservation Concern under UK BAP (Bio-diversity Action Plan) and were listed in Table 2 of the report. They also noted birds such as the Dunnock, Song Thrush, Linnet and Mistle Thrush were breeding locally and the area was considered to be of value within the Zone of Influence for local bird populations. Many of these will be nesting in the trees surrounding Pound Place and their habitat needs to be protected.

2. Parking Spaces - given the amount of staff required for the Care Home, there seems to be an expectation that staff will not be using cars to commute but cycles or public transport. Given the skills required, I think it is unrealistic to expect to recruit staff in numbers that all live in such proximity to the home. I would suggest the amount of car parking spaces should be increased.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning