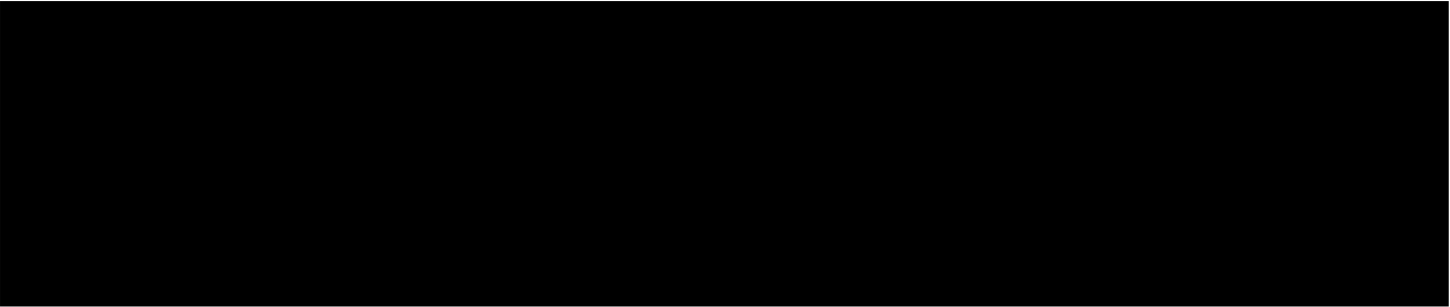
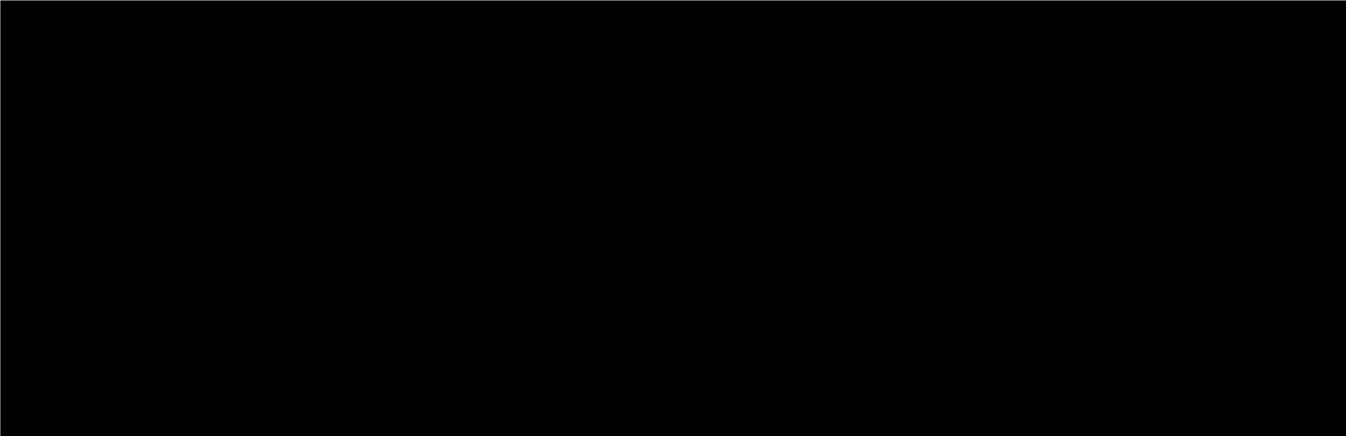


-----Original Message-----

From: Douglas Bond 

Sent: 22 August 2018 15:07

To: Anita Gardner

Cc: Kevin Brown; James Rowntree; Murray Chrystal

Subject: Care Home at Pound Place, Roundstone Lane, Angmering Application no. A51/18/PL

Dear Anita,

My colleague Murray Chrystal has sent you a set of updated amended plans reducing the scheme in a number of different ways, together with a reduction in bedrooms, from 71 to 64. The purpose of this email is to highlight the nature of these changes in order to assist your consideration of the application.

The amendments respond to the comments received following a review by a design consultant. There is a suggestion that the proposal, as submitted, is too large, in particular due to the height and massing of the roof. The amended scheme reduces the massing and height of the roof. This is evident from the plans which show by reference to a red dashed line the height and profile of the originally submitted scheme. It is therefore clear how this amended scheme has responded to this point.

These amendments should allow the building to set more comfortably with the neighbouring homes as well as within the site itself. In this regard, please note that the footprint of the building has also been reduced on the southern side as evident from the site layout plan. This too allows the building to sit more comfortably within the site and improve upon relationships with neighbouring properties to south.

The building is a two storey property with some rooms in the roof. Nevertheless it is now a predominantly two storey building in both function and scale.

In respect of the amount of greenspace on the site, the application scheme has been prepared on behalf of Hallmark, an experienced care home operator. The nature of the care home residents are such that the areas of amenity space proposed are more than sufficient to meet their needs. The company prides itself on the quality of the outdoor space and will focus significant attention and investment into the quality of the landscaping and hard surface materials in order to create an attractive and usable setting and space to the care home. Accordingly, the amount of green space shown around the building is sufficient to meet the needs of the residents and their visitors. The plans also highlight the extent of separation distances between different parts of the proposed care home and neighbouring residential properties. These distances, together with the nature of the care home elevations, ensure that no overlooking or overbearing relationships arise.

In respect of trees, you may be aware that we carried out a public consultation exercise with neighbouring residents and the Parish Council. At present the site is characterised by a large number of conifer trees that lie at the rear of a number of existing residential properties to the south. The overall consensus was that it was best to remove these trees and replaced them with more appropriate specimens that are compatible with the residential gardens to the south west, whilst also creating an attractive screen and buffer to the proposed care home. The applicant remains flexible as to how these trees are treated and or replaced. This can either be discussed further with you during the course of this application or be dealt with by way of a planning condition.

As highlighted in the original planning statement and design and access statement, we do not believe there is any need for a link connecting this site with the central area of open space. This area of open space will still read with these proposals and the associated landscaping to the north, east and south of the eastern half of the site.

Finally, the applicant has carried out an exercise comparing this proposal in terms of its density with their other homes that have secured planning permission and been built and are now operational. This exercise confirms that the proposals at Pound Place are lower in density than these other homes confirming the appropriateness of these proposals from use and operational point of view in respect of site size. The analysis is attached.

For all the reasons set out above together with those set out in the supporting application material the proposal is considered to be compatible with the site itself and the wider surrounding area.

Finally, you will note that the application was supported by a viability appraisal confirming that no affordable housing or affordable housing contribution should be made. I would be grateful if you could confirm if this report has been sent to an independent surveyor for review, and if so, if there are any additional charges that we need to make to you to facilitate this Independent review.

I hope the above commentary together with the plans submitted our of assistance. I would find it helpful if we could meet to discuss the application further once you have had an opportunity to review the latest submissions.

I look forward to hearing from you in due course. Many thanks

Best wishes

Douglas Bond BA (Hons) MRTPI,
Woolf Bond Planning LLP,

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HOME	TOWN	SITE SIZE-ACRES	NO.BEDS	BEDS/ACRE (ROUNDED DOWN)	BUILDING GIA- M2	BUILT AREA M2/ACRE (ROUNDED DOWN)
ALEXANDRA GRANGE	WOKINGHAM	0.65	55	84	2613	4020
ADMIRAL COURT	LEIGH ON SEA	1.2	60	50	2888	2406
ANISHA GRANGE	BILLERICAY	1.31	70	53	3760	2870
BUCKLESHAM GRANGE	IPSWICH	1.6	55	34	2917	1823
MAYCROFT MANOR	BRIGHTON	1.42	99	69	5643	3973
LAKEVIEW	LIGHTWATER	0.875	58	66	3113	3557
ANYA COURT	RUGBY	1.6	70	43	3918	2448
CHAMBERLAIN COURT	TUNBRIDGE WELLS	1	72	72	4011	4011
UNDER CONSTRUCTION	CAMBRIDGE	1.45	85	58	5452	3760
UNDER CONSTRUCTION	HENLEY	1.15	80	69	4489	3903
UNDER CONSTRUCTION	HUTTON	1.3	77	59	4822	3709
UNDER CONSTRUCTION	BANSTEAD	1.11	77	69	4087	3681
KEW HOUSE	WIMBLEDON	0.75	81	108	4108	5477
SUBJECT SITE	ANGMERING	1.9	71	37	4377	2303
TOTALS EXCL. SUBJECT SITE		15.415	939 AV/ACRE	61	51821	3361