

**TOWN AND COUNTRY PLANNING ACT  
1990 SECTION 78 (AS AMENDED)**

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**DEMOLITION OF EXISTING BUILDING  
AND THE ERECTION OF A 62 BEDROOM  
CARE HOME (C2 RESIDENTIAL  
INSTITUTION) WITH CAR PARKING,  
PROVISION OF STORAGE/PARKING  
BUILDING AT THE FRONT OF THE SITE,  
LANDSCAPED GARDENS AND ACCESS  
FROM ROUNDSTONE LANE**

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**POUND PLACE, ROUNDSTONE LANE,  
ANGMERING, BN16 4AL**

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**PLANNING STATEMENT**

Prepared by:

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For

**Hallmark Care Homes**

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**WBP REF: 7848**

**JANUARY 2019**



**Woolf Bond Planning**  
Chartered Town Planning Consultants

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## **1. INTRODUCTION**

- 1.1. This statement has been prepared on behalf of Hallmark Care Homes in support of a planning application proposing demolition of the existing dwelling and the erection of a 62 bedroom care home, with provision of a storage/car parking building at the front of the site, car parking, landscaped gardens and access from Roundstone Lane, on land at Pound Place, Roundstone Lane, Angmering.
- 1.2. The application follows the decision of the Council, on 15 November 2018 to refuse a planning application proposing demolition of the existing building and the erection of a 64 bedroom care home, with car parking, landscaped gardens and access from Roundstone Lane, on the same site (A/51/18/PL). An appeal has been lodged against that refusal.
- 1.3. The application amends the scheme refused planning permission by reducing the number of bedrooms to 62, but also repositioning the building so that it does not extend any further east than existing development to the south. In this way the extent of the central area of open space through the wider surrounding residential development is retained and respected, thereby following the broad spatial principles of the Angmering Visioning Brief document. This was the fundamental issue identified by Council members when determining the previous application.
- 1.4. The main building will also be located slightly closer to the western boundary with Roundstone Lane but still respecting the rural character of this road. Moreover, the amended application also proposes a storage/car parking building at the front of the site that serves two purposes. Firstly, it maintains the frontage building line along Roundstone Lane, a request of the planners when determining the earlier application. Secondly, it also provides a further screen to the open carpark area, in addition to the vegetation along Roundstone Lane which is to be retained. In this way the scheme retains the many benefits of the earlier proposal that were acknowledged by the Council, whilst at the same time resolving the identified objections.

### **Hallmark Care Homes**

- 1.5. The appellant, Hallmark Care Homes Ltd, has extensive experience of providing specialist care for the older population and operates 19 homes throughout England and south Wales.

- 1.6. Founded in 1997 Hallmark Care Homes Ltd have quickly become established as a leading 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.
- 1.7. 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.
- 1.8. The company's Chairman, Avnish Goyal, is the Chair of Care England and participates, encourages and supports many worthwhile charities and the shareholders actively encourage their team to make a difference wherever they can.
- 1.9. Over the last 8 years the appellants have achieved 6 national Pinders Design Awards, for new build care homes which recognises excellence in architectural, interior and landscaping designs which stimulate and encourage residents to lead as active as lives as they can in the care homes. Hallmark are recognised for their leadership in innovation and amazing living environments.

### **Summary**

- 1.10. The application amends the scheme refused planning permission by reducing the number of bedrooms to 62, but also repositioning the building so that it does not extend any further east than existing development to the south. In this way the extent of the central area of open space through the wider surrounding residential development is retained and respected, thereby following the broad spatial principles of the Angmering Visioning Brief document.
- 1.11. This was the fundamental issue identified by Council members when determining the previous application. The main building will also be located slightly closer to the western boundary with Roundstone Lane but still respecting the sylvan character of this lane. Moreover, the amended application also proposes a storage/car parking building at the front of the site that serves two purposes. Firstly, it maintains the frontage building line along Roundstone Lane, a request of the planners when determining the earlier application. Secondly, it also provides a further screen to the open carpark area, in addition to the vegetation along Roundstone Lane which is to be retained. In this way the scheme retains the many benefits of the earlier proposal that were acknowledged

by the Council, whilst at the same time resolving the identified objections. By providing a car park/storage building of domestic appearance close to the site frontage, views of the open parking will be maintained whilst also reflecting the character of Roundstone Lane.

- 1.12. There is an outline planning permission for 18 dwellings on the site, which is extant.
- 1.13. The principle of the development is acceptable, as confirmed in the officer's report on the application, because the site lies within the Built-Up Boundary.
- 1.14. The Parish Council consider that the proposal is consistent with the Neighbourhood Plan.
- 1.15. Hallmark Care Homes are very experienced in the provision of care home developments in the Country.
- 1.16. There is a need for care home developments in the area, as confirmed in the report submitted in support of the application and through reference to the Updated Housing Needs Evidence and indeed the text supporting the policy in the Local Plan which is concerned with the provision of such development. No reference has been made to this policy in the officer's report or the reasons for refusal.
- 1.17. The National Planning Policy Framework (NPPF) requires that policies and decisions ensure a supply of housing for all community needs, including the elderly.
- 1.18. A recent appeal decision in West Malling shows that a need for homes for the elderly can override planning policies, in that case, Green Belt.
- 1.19. The Visioning Study is not part of the Development Plan and should carry no weight.
- 1.20. Notwithstanding that, the Study envisages that the larger development area should include a mix of residential accommodation, including a Senior Living Scheme.
- 1.21. Developments for the elderly are generally stand-alone, for practical and security reasons.
- 1.22. In refusing the previous application, the Council raised no concerns with respect to trees, landscaping, ecology, access and parking, the design and appearance of the

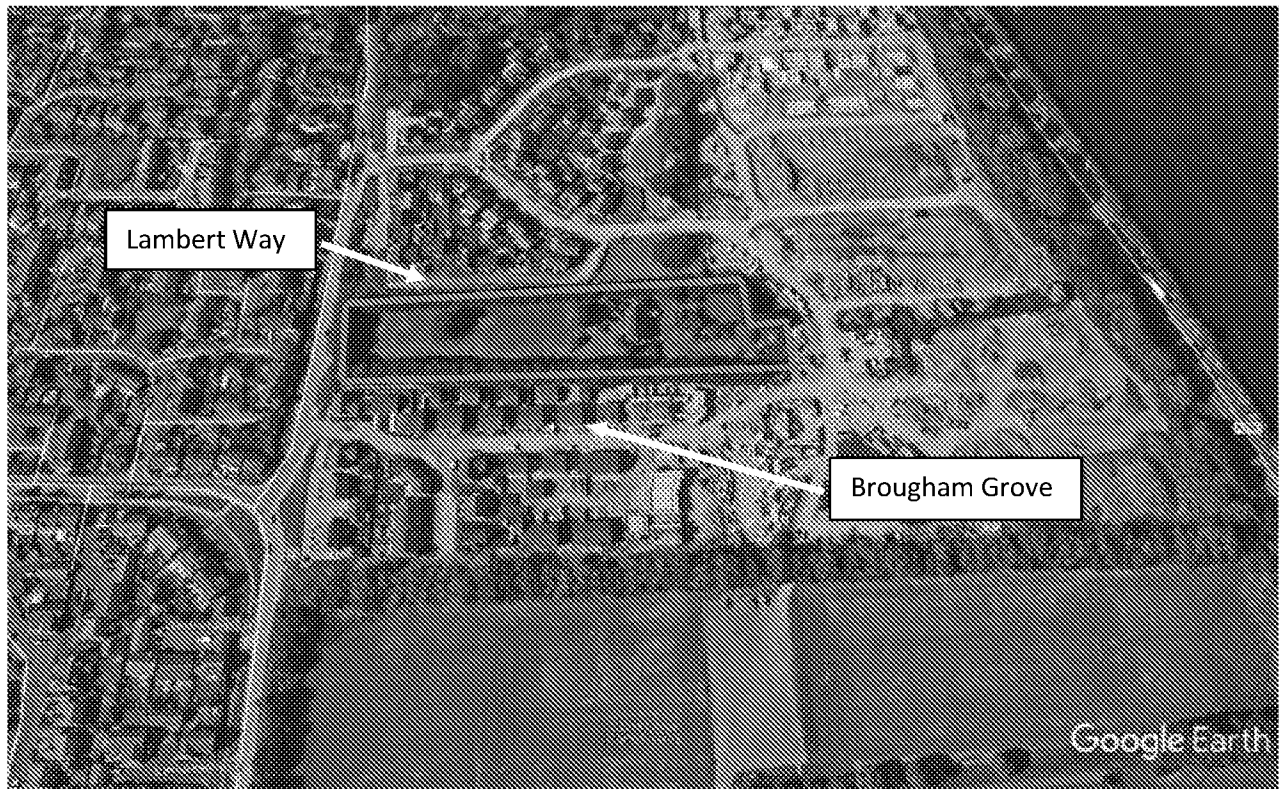
building, residential amenity and drainage. The same should apply to the consideration of this application

- 1.23. The Council accepted, in relation to the previous scheme, that the height of the proposed building was acceptable in relation to nearby development. The application proposes a building of the same height.
- 1.24. It is inappropriate to apply density comparisons as part of the assessment of the proposal and inevitably care homes will require a building larger than standard houses.
- 1.25. In terms of footprint/area of site ratios, the site compares very favourably with other Hallmark schemes in the Country and indeed the scheme is better, in these terms, than the previous scheme.
- 1.26. Hallmark's experience and knowledge means that the company is aware of the specific open space requirements for their care homes.
- 1.27. The scheme would introduce variety in an area otherwise dominated by standard family housing and provide a strong, green entrance to the open space to the east.
- 1.28. The proposal to enhance and retain the Roundstone Lane frontage vegetation reflects this requirement of the Visioning Study.
- 1.29. It is entirely appropriate to locate the parking at the front of the site and the vegetation means that it would be barely visible in the public realm, although, in response to concerns about this expressed in relation to the previous application, the car parking/storage building proposed is an appropriate design solution, which would also serve to reflect the Roundstone Lane character. By providing a car parking /storage building of domestic appearance close to the site frontage, views of the open parking will be minimised whilst also persevering reflecting the of Roundstone Lane.
- 1.30. The scheme would project no further to the east than the existing development or the approved/extant scheme for 18 houses on the site, in the context of considering the impact of the development on the open space. In these terms, the proposal improves upon the refused scheme.
- 1.31. The elevations show that the scheme would portray active and lively 'frontages' to the boundaries with the open space, to the north and east.

- 1.32. Proposing vehicular and pedestrian access through the site would be of no great value to the wider area and would conflict with care home security requirements.
- 1.33. The proposal complies with all principal policies, including the NPPF.

## **2. SITE AND SURROUNDINGS and PLANNING HISTORY**

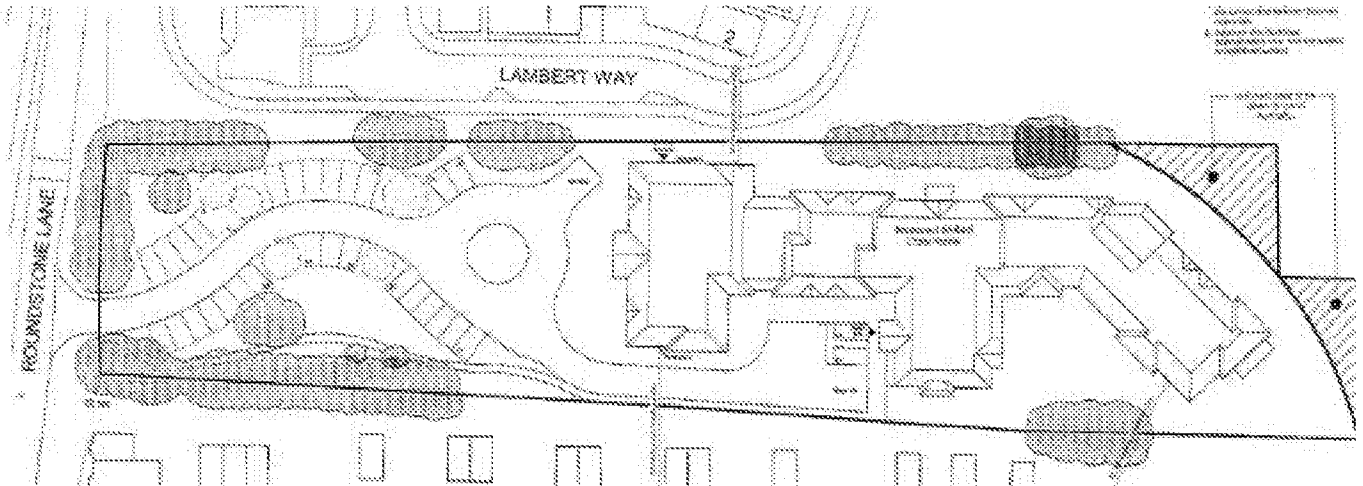
- 2.1. Pound Place is a detached two storey dwelling located in a large plot, to the east of Roundstone Lane, as indicated on the aerial photograph, below. The site is 0.73 hectares in area.



- 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.
- 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 tree survey submitted with the application. The eastern boundary is defined by a close boarded fence.



- 2.7. On 16 June a pre-application submission was made, proposing development of the site with a 64 No. (3,503m<sup>2</sup>), 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:**

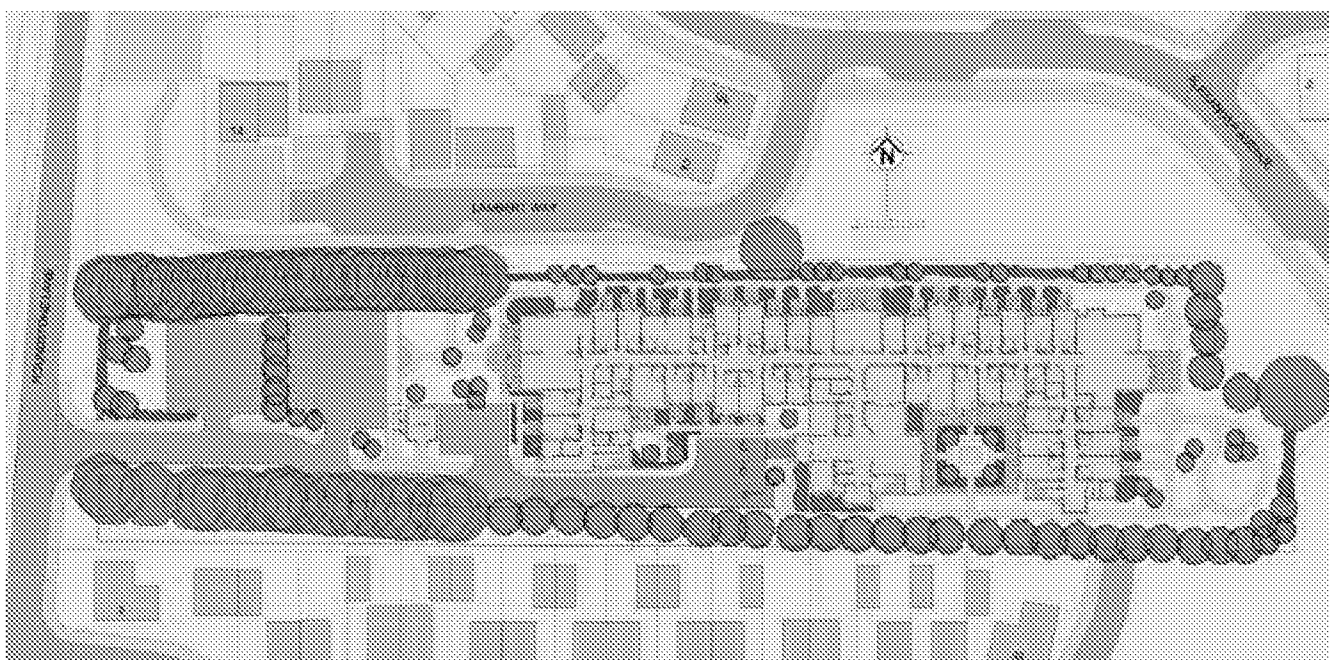
- 1) That the layout, in its current form, as indicated on drawing 16-070-SK06 rev A would not be acceptable in terms of GEN 7 Form of new development due to the location of the building in close proximity to neighbouring properties and the loss of trees onsite. The proposal is not compatible with the 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

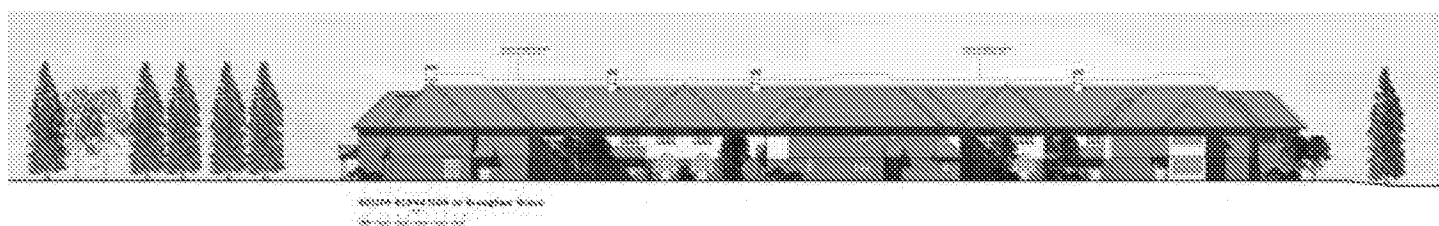
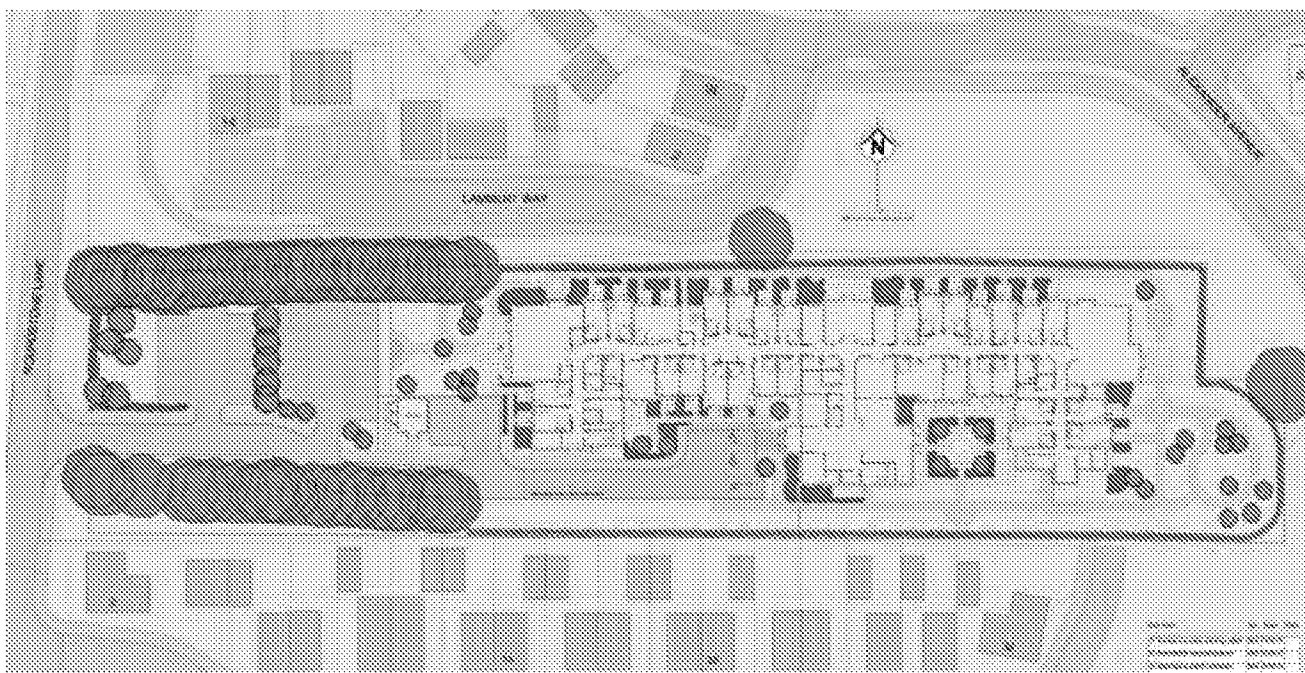
to south. The masterplan is addressed later in this statement, in the section dealing with Planning Policy.

2.10. In April 2017, an application was submitted which originally proposed the erection of a 71-bedroom care home, arranged over three floors, involving a part third storey in the roof.

2.11. The layout plan, as originally proposed, is reproduced below.



2.12. Amended plans were submitted in August 2017, reducing the height and massing of the proposed building, as well as reducing the footprint. The amendments were made in response to comments made about the design, that had been sought by the Council. The design comments made were that that the overall scale and massing of the building seemed excessive, because of the height and massing of the roof. The amended layout plan is reproduced below, followed by the proposed south elevation, on which the height of the originally proposed scheme is shown with a red dashed line.



- 2.13. The Care Home would be open 24 hours a day and provide employment for 70 full-time equivalent staff. The level of care offered within the proposed new home would provide 24/7 personal, nursing and specialist dementia care for the frail senior population in and around Angmering.

#### **Officer's report and decision**

- 2.14. In the update to the officer's report to the Development Control Committee, it is noted that the Tree Officer raises no objection. It also notes that Angmering Parish Council supports the scheme, as amended, commenting that the development is a good use of the land, that the building form is appropriate and that these points, together with the provision of employment mean that the scheme accords with the Neighbourhood Plan.
- 2.15. The update goes on to make reference to the Commentary on the Development Control Committee Report, submitted by Woolf Bond.

- 2.16. In the main report, under the heading 'Consultation Responses Received', it is noted that the Greenspace Officer, County Highways, Ecology Officer and Drainage Engineer have no objections, subject to conditions as necessary.
- 2.17. In the 'Conclusions' section of the report, it is noted, under the heading 'Principle', that the site lies within the built-up area boundary as identified in the Arun Local Plan, such that the principle of redevelopment is acceptable.
- 2.18. Under the heading 'Visual amenity and design', the report notes that the mainly 2 storey building proposed is acceptable in relation to neighbouring buildings, in terms of height. The report also notes that the proposed elevations are acceptable, commenting that the use of different materials would help to assist in visually splitting the building into sections.
- 2.19. Under the heading 'Residential amenity', the report notes that the proposal adequately addresses the relationship with nearby buildings.
- 2.20. The remainder of the 'Conclusions' section addresses issues found to be acceptable by various consultees, together with points made about affordable housing.
- 2.21. The Conclusion reads as follows:

**"Whilst the proposal does not accord with all development plan policies, in accordance with section 38(5) of the Planning and Compulsory Purchase Act 2004, the principle of the proposals would accord with the development plan.**

**However, the proposed development is considered to result in unacceptable adverse impacts on the area by way of unsatisfactory layout, excessive footprint, site coverage and lack of satisfactory integration with adjacent sites. The proposal also lacks an Affordable Housing Agreement. The proposal is therefore in conflict with relevant development plan policies DSP1, DDM1, AH SP2 & TSP1 of the Arun Local Plan, policies HD5 (Built Form), HD7 (Housing Density), HD8 (Parking for New Development) and TM1 (Local Highways) of the Angmering Neighbourhood Plan and is recommended for refusal for the following reasons."**

- 2.22. The application was refused for 3 reasons, as follows:

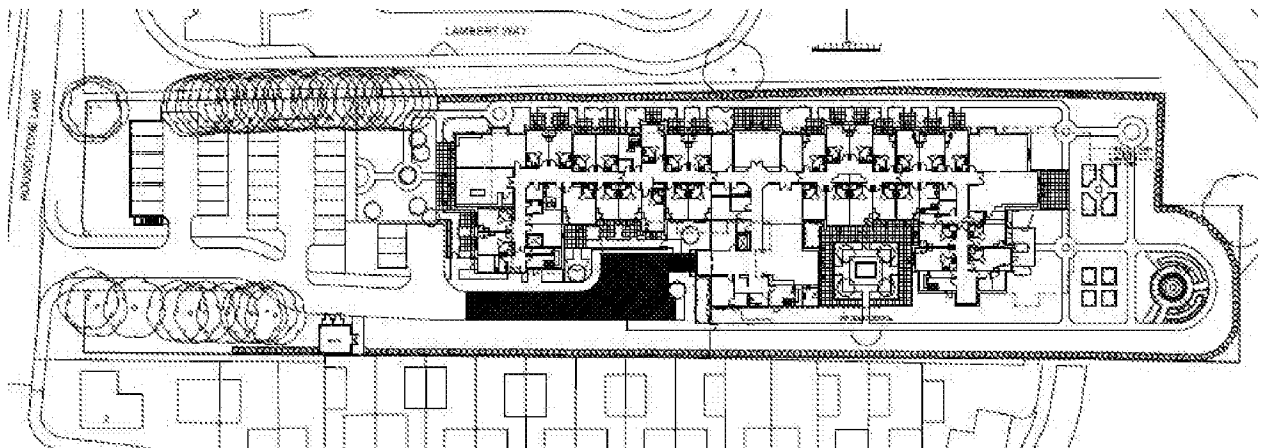
**“The layout, excessive scale, footprint and site coverage and consequent lack of open space result in an unacceptable overdevelopment of the site which is harmful to the visual amenities of the locality and detracts from the character of the area in conflict with policies D SP1 and D DM1 of the Arun Local Plan and policies HD5, HD6 and HD7 of the Angmering Neighbourhood Plan.**

**By virtue of its siting on the site with the significant set back from the Roundstone Lane frontage, excessive site coverage, unacceptable relationship with the adjoining open space and lack of linkages with development to the north and south of the site, the proposal is not in keeping with the character and appearance of the area. The proposals will significantly detract from the character of the area in conflict with policies D SP1, D DM1, T DM1, T SP1 and ENV DM5 of the Arun Local Plan and TM1 of the Angmering Neighbourhood Plan.**

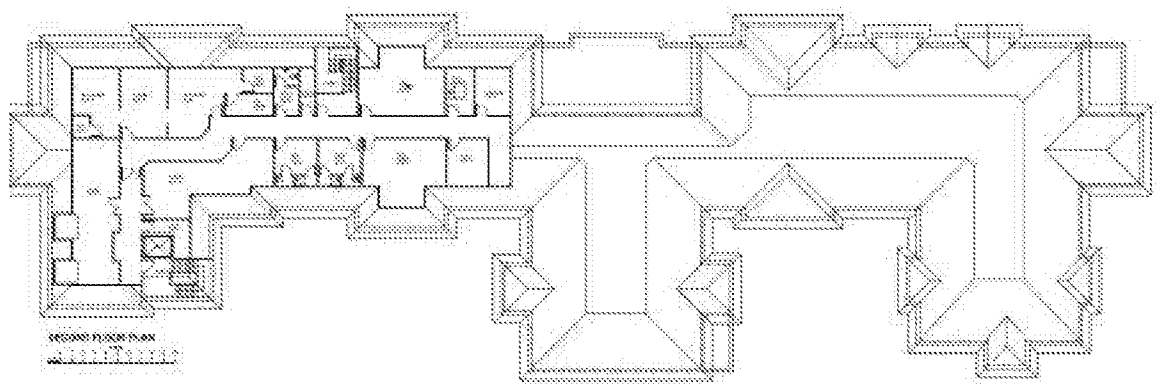
**The proposed development fails to make an adequate contribution towards affordable housing provision, infrastructure and additional health care facilities and would therefore be contrary to policies AH SP2 and INF SP1 of the Arun Local Plan.”**

### 3. THE PROPOSAL

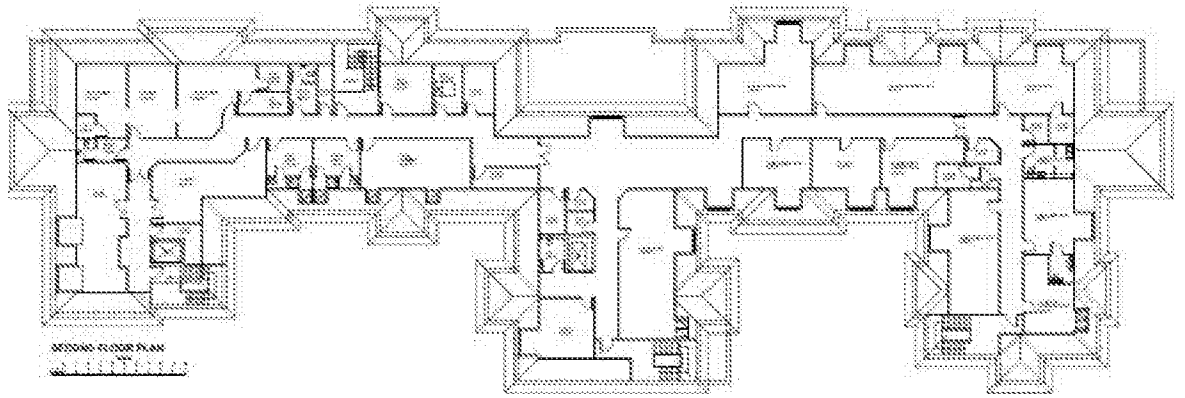
- 3.1. The application proposes demolition of the existing dwelling and the erection of a 62 bedroom care home, with provision of a storage/car parking building at the front of the site, car parking, landscaped gardens and access from Roundstone Lane. The proposed layout plan (main building) is reproduced below and this shows, with a red dashed line, the outline of the footprint of the building refused planning permission.



- 3.2. The previous scheme included some accommodation at second floor level, as indicated on the plan, below. The officer expressed no concerns about this, in the report to the Development Control Committee.



- 3.3. This scheme proposes more accommodation at second floor level, as shown on the plan below. No resident bedrooms are proposed at this level and the accommodation is primarily for staff, storage and associated facilities.



3.4. Full details of the proposal are set out in the Design and Access Statement.

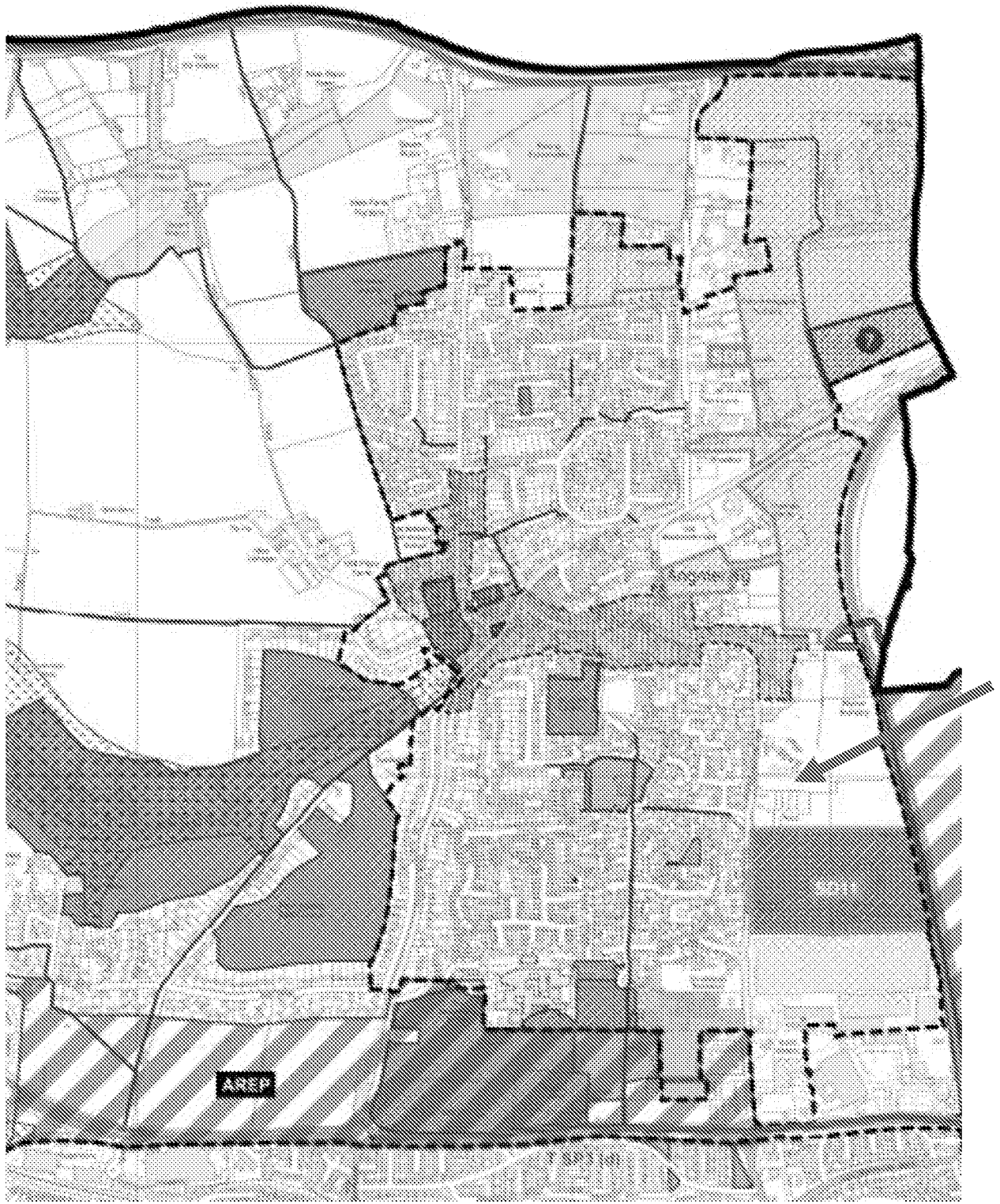
#### 4. PLANNING POLICY

- 4.1. The Development Plan for the purposes of considering this application is the Arun Local Plan 2011-2031, which was adopted in July 2018 and the Angmering Neighbourhood Plan, which was formally made by Arun District Council in March 2015.
- 4.2. The table below sets out the principal policies relevant to the consideration of this application.

| Policy                    | Subject                                     |
|---------------------------|---------------------------------------------|
| <b>Local Plan</b>         |                                             |
|                           |                                             |
| SD SP1                    | Sustainable development                     |
| SD SP2                    | Built-up area boundaries                    |
| H SP1                     | The housing requirement                     |
| AH SP2                    | Affordable housing                          |
| H DM1                     | Housing mix                                 |
| H DM2                     | Independent living and care homes           |
| D SP1                     | Design                                      |
| D DM1                     | Aspects of form and design quality          |
| T SP1                     | Transport and development                   |
| T DM1                     | Sustainable travel and public rights of way |
| W DM3                     | Sustainable urban drainage systems          |
| ENV DM4                   | Protection of trees                         |
| ENV DM5                   | Development and biodiversity                |
| INF SP1                   | Infrastructure provision and implementation |
|                           |                                             |
| <b>Neighbourhood Plan</b> |                                             |
|                           |                                             |
| HD1                       | Built up area boundary                      |
| HD2                       | Parish housing allocation                   |

|     |                                 |
|-----|---------------------------------|
| HD3 | Housing mix                     |
| HD4 | Materials                       |
| HD5 | Built form                      |
| HD6 | Housing layout and design       |
| HD7 | Housing density                 |
| HD8 | Parking for new developments    |
| TM1 | Local highways                  |
| TM2 | Cycling, walking and equestrian |
|     |                                 |

- 4.3. The extract from Policy Map 4 below, shows the application site indicated with a red arrow.



- 4.4. The site lies within the identified built-up area, which is indicated with a black dashed line. The site lies outside the Angmering Built Up Area Boundary, as identified in the Neighbourhood Plan, but, as the officer's report on the previous application notes, under the heading, 'Principle', the built-up boundaries set out in the Local Plan, which

has been more recently adopted, are the determinant boundaries. Moreover, the officer's report, under the heading 'Representations Received', explains that Angmering Parish Council supported the proposal, as amended, because it is a good use of land, with a building appropriate to the environment, which, along with the provision of employment, is in accordance with the Local Plan.

- 4.5. Reference was made in Section 2 of this statement to the 2014 'masterplan' for the land to the east of Angmering.
- 4.6. The masterplan is in fact a document titled 'Angmering Visioning Brief', dated March 2013, which was prepared by URS in partnership with the Council and a number of key landowners to inform the now adopted Local Plan.
- 4.7. 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 600 new homes located to the east of Angmering and to the west of the A280.
- 4.8. The Introduction includes the following:

**"This Brief has been prepared in partnership with Arun District Council and a number of the key landowners, to inform the Local Plan and sets out a vision and development principles for how this level of growth might be comprehensively planned and achieved at Angmering. The Brief is a strategic document which is intended to broadly illustrate how and where the growth might be delivered but acknowledges that further technical studies on viability will be necessary to support the more detailed masterplanning required for individual sites."**

- 4.9. The Visioning Brief was listed as part of the evidence base for the Examination into the Local Plan. The Visioning Brief has no development plan status and is of limited weight. Moreover, the planning officer, at the Development Control Committee, when the previous application was considered, confirmed that the Visioning Brief had no weight in determining the care home planning application.
- 4.10. As noted earlier, reference was made to the masterplan in the Council's response to the proposed care home pre-application submission. The response noted that the proposal was not consistent with the overall aims of the masterplan, as the scheme included no connection link to the developments to the north and south.

- 4.11. No reference was made to the masterplan in the reasons for refusal of the previous application. In the officer's report, brief reference is made, under the heading 'Visual amenity and design', to the masterplan, noting that the outline application for 18 dwellings showed an indicative footpath through the site, which the report notes was consistent with the design approach for the land east of Roundstone Lane, as set out in the masterplan.
- 4.12. The National Planning Policy Framework (Framework) is relevant in its entirety to the consideration of the proposals and reference is made to this, later in the statement.

## 5. MAIN ISSUES

### Principle of the proposed development

- 5.1. The officer's report on the previous application, confirms in the 'Conclusion', that the principle of the development accords with the development plan, whilst not according with some development plan policies. Moreover, as has been noted in this statement, the Parish Council supported the amended scheme, because it is a good use of the land and proposes a building form appropriate to the environment, which, along with the provision of employment, means that the scheme accords with the Neighbourhood Plan.
- 5.2. The principle of the development is reinforced by the need for care homes in the area. In this context, the application is supported by a Supply and Demand Review by Knight Frank. The Summary of this, at 12.1 includes the following comments:

**"With elderly population well above national average and due to increase by 11% in the next 10 years within the selected catchment area, demand for care provision will increase.**

**By applying Laing Buisson's care bed requirement formula, the selected catchment area is showing demand for 814 care beds in 2017.**

**For existing and future supply there are 26 homes in total, including the proposed subject scheme, comprising 1,014 beds in total, which results in an oversupply of 200 beds. However, when analysing the supply and demand position from a market standard (en-suite) beds perspective and excluding all homes with sub 30 registered beds, an undersupply of 93 market standard beds are established. If the existing provision remains the same and the planned schemes identified are developed by 2022, the undersupply of 93 market standard beds will become an undersupply of 216 market standard beds and by 2027 the undersupply will increase to 362 market standard beds.**

**The selected catchment area shows sufficient demand for the proposed scheme of between 64 to 70 beds. The immediate area of Angmering comprises one personal care home under 30 beds and no nursing homes. Given that the primary competitor identified is providing care for residents with nursing dementia care requirements, a persona care home development would capitalise on the offering of its primary competitor and also benefit from no personal care homes over 60 beds within the entire catchment area."**

- 5.3. The Arun Local Plan 2011-2031 contains a policy concerned with Independent Living and Care Homes (H DM2). Amongst other things, the policy requires sites to be within the built-up boundary and for the reasons set out above, it is considered that the appeal site should now be regarded as being within the built-up boundary.

- 5.4. The text supporting 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).
- 5.5. 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.
- 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 paragraphs 5.21-5.22, 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. Policy H DM1 of the Local Plan seeks to ensure that new housing meets the needs of older people, in response to the SHMA findings.
- 5.7. The NPPF notes, at paragraph 61, in the section titled 'Delivering a sufficient supply of homes', that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including homes for older people. Policy H DM2 is therefore clearly consistent with this requirement of the NPPF. It should also be noted that Policy HD3 of the Neighbourhood Plan, in seeking a mix of housing, indicates, in the supporting text, the requirement for smaller, one bedroom dwellings. Although the text indicates that this is particularly relevant for younger people, it should also apply to older people.
- 5.8. The officer's report on the previous application, lists the policy, but no assessment of the scheme in relation to the policy was provided. By the same token, the report does not question the need for the proposed development, nor, it would appear, was any consultation undertaken with any relevant bodies concerned with the provision of care

homes, which therefore suggests, consistent with the text supporting Policy H DM2, that the Council acknowledges the need for the development proposed.

- 5.9. The principle of the development is also reinforced by a recent appeal decision (December 2018), concerning an outline application for an extra care development in West Malling, Kent (3202040).
- 5.10. The site concerned lies within the Green Belt and the Inspector addressed 'Housing Needs of Older People', from paragraph 26 onwards. He made reference to paragraph 61 of the NPPF.
- 5.11. The Inspector commented at paragraphs 36 and 37, as follows

**“Notwithstanding its approach to the Wateringbury scheme and that acknowledgement of a shortage of such accommodation in the UK, at the Inquiry the Council has suggested that there is now not a local need for extra care developments. This was on the basis that the relative numbers of people in older age groups or who own their own properties in those age groups are not markedly different in Tonbridge and Malling from the national averages in England. However there is widespread evidence of a general under-provision of housing of all types across England of which the rapidly worsening affordability ratio is clear evidence and is especially marked in Tonbridge and Malling.**

**That there are national shortages both of general housing and also of high quality purpose-built accommodation to meet the needs of older people does not diminish the identified need for local provision but rather confirms it.”**

- 5.12. The Inspector found the development to be inappropriate in the Green Belt, but concluded that various factors, including the contribution that the development would make towards the need for care housing for older people, cumulatively outweighed the harm to the Green Belt.
- 5.13. In contrast, the Pound Place appeal site lies within an identified built-up settlement, rather than Green Belt, but where there is an equally pressing need for care accommodation as proposed. It is acknowledged, that unlike at West Malling, the local plan in this case does contain a policy concerned with the provision of such. The West Malling appeal decision also confirms, at paragraph 62, that affordable housing should not be sought for specialist accommodation for elderly people, as set out at paragraph 64 of the Framework.

- 5.14. A further issue confirmed by the appeal decision is that residential units provided as part of C2 residential institutions should still count as housing provision for the purposes of housing land supply calculations. The PPG also confirm this.
- 5.15. Given all the above, the development is acceptable, in principle and this is reinforced by the need for care homes in Arun District. This need should be a significant part of the balance of issues considered, in the overall balance of the impact of the proposed development upon the character and appearance of the area.
- 5.16. The remainder of this statement considers the proposal in relation to the issues raised in refusing the previous application.

#### **Reason for Refusal No.1 of the previous application**

- 5.17. This reads as follows:

**The layout, excessive scale, footprint and site coverage and consequent lack of open space result in an unacceptable overdevelopment of the site which is harmful to the visual amenities of the locality and detracts from the character of the area in conflict with policies D SP1 and D DM1 of the Arun Local Plan and policies HD5, HD6 and HD7 of the Angmering Neighbourhood Plan.**

- 5.18. Although the status of the masterplan is not readily evident, it is worth noting certain key points from it, as follows, which provide a context for considering the scheme in relation to both this reason for refusal and the second reason for refusal.
- 5.19. Paragraph 5.1 sets out the Vision Statement for land to the east of Angmering, including this appeal site and part of this notes that there should be:

**“A mix of housing types and tenures in a leafy, green attractive environment which complements the existing housing at Angmering;”**

- 5.20. Paragraph 5.3 notes one of the benefits for Angmering will be:

**“A wider choice of housing types and tenures.”**

- 5.21. Section 6 sets out the Development Principles and one of these, ‘Efficient larger blocks for residential development’ notes that:

**“New residential development should:**

**Include a mix of housing types and sizes (Policy DM18: Housing Mix);”**

5.22. Following on from this, through reference to Policy DM18, it is noted that:

**“A Senior Living Scheme should be considered as part of the Angmering developments to provide affordable and market housing for those aged 55+.”**

5.23. Clearly, therefore, the Visioning Study anticipated that the residential development should include a range of house types, including specialist accommodation for the elderly, although it is not clear whether the Study took into account any particular needs, such as the requirement for care homes. There appears to be no details provided in the subsequent commentary as to how the various development principles would be applied in terms of accommodating specialist accommodation for elderly people. The emphasis of the whole document, in terms of the application of development principles, appears to be primarily concerned with how standard residential development should be accommodated and laid out.

5.24. It is inevitable that any form of specialist accommodation for elderly people or Senior Living Scheme will take a different form from standard residential/family type housing. In particular, such development inevitably usually requires one relatively large single building to provide an appropriate number of bedrooms, together with all the associated and communal servicing required. Such development will therefore be different in character from standard residential development involving spaces between buildings, even where small areas of flats are included.

5.25. In the officer’s report, on the previous application, under the heading ‘Visual amenity and design’ the following comment is made:

**“To conclude on the visual amenity merits of the application, the proposal is shown to be a stand-alone development with no connection or links to the residential developments to the north and south or even the central greenspace/park that is hoped to run through development along the length of the east side of Roundstone Lane.”**

5.26. The issue of links to adjoining development is considered later in this statement, but yes, it is acknowledged that the proposal is a stand-alone development, because, inevitably this form of development has to take that form and character. There are operational and practical reasons as to why care home developments need to be

relatively enclosed and self-contained, rather than being openly part of the adjoining residential development. For instance, residents with dementia, an important category of residential care that needs to be met, need a secure outdoor environment.

5.27. These factors therefore underpin the form and character of the proposed development and it is against this background that the reason for refusal needs to be considered.

5.28. Turning to the particular details of the reason for refusal, as far as ‘excessive scale’ is concerned, it is apparent from the officer’s report that there were no particular concerns about the height of the proposed building. Part of the commentary on ‘visual amenity and design’ reads as follows:

**“The height of the building would now more closely reflect the adjacent residential dwelling height, and the appearance of the elevations in design detail terms is acceptable.”**

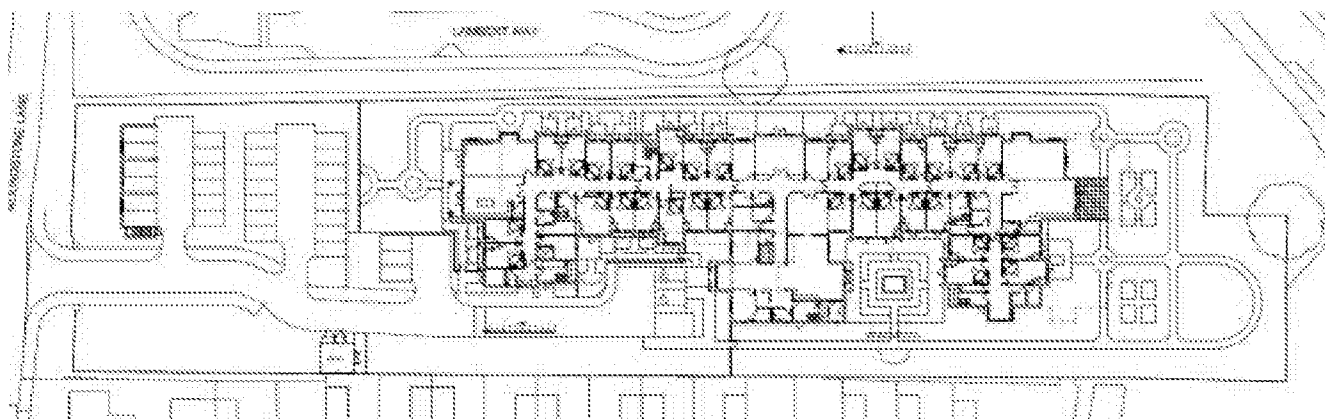
5.29. The proposal, as with the previous application scheme, is for a two storey building, with accommodation in the roof space and should, therefore, be regarded as equally acceptable in terms of height.

5.30. Scale in terms of the size of the building and the consequent footprint and site coverage will inevitably mean, with this form of development, that it cannot readily be compared with standard residential development, involving individual dwellings in their own plots. To make such a comparison is unrealistic and indeed unfair and this point is made, because in the officer’s report on ‘visual amenity and design’, reference is made to both site coverage matters, and the density of the proposed development.

5.31. With respect to density, the report notes that the approved density for the former West End Nursery site which lies further to the south in Roundstone Lane, is 25 dwellings per hectare (dph) and at Pound Nursery, which adjoins the site, to the south, the density is 29 dph. The report goes on to note that the proposed density is 85 dph. Woolf Bond Planning submitted further information to the Council in June 2018, responding to certain points made by consultees. This included a suggestion by the Parish Council that the proposal represented overdevelopment. As has been noted, the Parish Council supported the previous proposal which was subsequently amended. The letter included reference to other Hallmark Care Home sites, providing details of site areas, the number of bedrooms, bedrooms/acre and built area/acre. The further reduction in the scale and amended location siting of the building only reinforce the application of the scheme given earlier Parish Council support.

- 5.32. The information on the various sites showed that the scheme compared very favourably in terms of the beds/acre proposed. In fact, out of the total of 14 schemes listed, the scheme, as amended to 62 bedrooms, has the lowest beds/acre ratio (33). The West End Nursery and Pound Nursery developments are likely to have beds/acre ratios that are much higher.
- 5.33. The information on other sites also shows that the previous scheme compares very favourably with other Hallmark developments in terms of built area/acre ratios, with only Bucklesham Grange, Ipswich having a lower ratio than the previous scheme, which comes out at 2,303 built area square metres/acre. This application scheme has an even better ratio in terms of beds/acre and built area/acre than the previous application scheme.
- 5.34. Notwithstanding this point, in the previous officer's report, it is noted that the 'original scheme' (meaning as originally submitted, proposing 71 bedrooms) proposed that the footprint would occupy approximately 20% of the site, access, circulation and parking, a further 23%, structural landscaping, 25%, leaving about 30% for SUDS and communal open space. The update to the officer's report includes the Landscape Officer's and Tree Officer's comments. No objections were raised and reference made to the Supplementary Planning Guidance (Open Space and Recreation Standards, October 2000), which notes that in association with developments for non-family dwellings, there will be the requirement for other forms of open space, more appropriate for the needs of the residents.
- 5.35. The comments go on to note that the courtyard patio should be stimulating and attractive, particularly important for residents who may potentially be confined to these areas, and that the indicative landscaping scheme appears suitable for use and location.
- 5.36. The scheme, in terms of open space, has been designed in the context that the residents require open space which is of high quality, with the potential to be stimulating. This is based on the experience of the applicant company through providing 19 such developments throughout the Country and their knowledge of the likely requirements. As has been explained, the scheme compares very favourably with other Hallmark schemes that have been approved and operate successfully, in terms of beds/acre and built area/acre.
- 5.37. This application scheme proposes a building with a smaller footprint, which would be located further away from the eastern boundary, with the adjoining open space, than

the previous application scheme. This is evident from comparing the layouts of the two schemes and the submitted proposed layout plan, showing the refused scheme with a red dashed line, is reproduced below.



5.38. As explained in the Design and Access Statement, the reduced footprint of the building, combined with moving the building towards Roundstone Lane, enables the garden area at the east to be considerably increased, in comparison with the refused scheme. The Design and Access Statement also explains that this enlarged garden area would create the opportunity for the associated landscaping to provide a visual link to the landscaped ribbon running through the adjacent housing development.

5.39. The application scheme, as with the previous scheme would not be an overdevelopment of the site. Hallmark have ensured that the layout performs well in terms of how the care home would function, as is the case with all their development schemes. The proposed development is not of excessive scale, in terms of height, as is confirmed by the officer, in relation to the previous scheme, whilst the footprint and the relationship of building to land area is generous compared with other Hallmark schemes that have been approved and an improvement, in these terms, on the previous scheme.

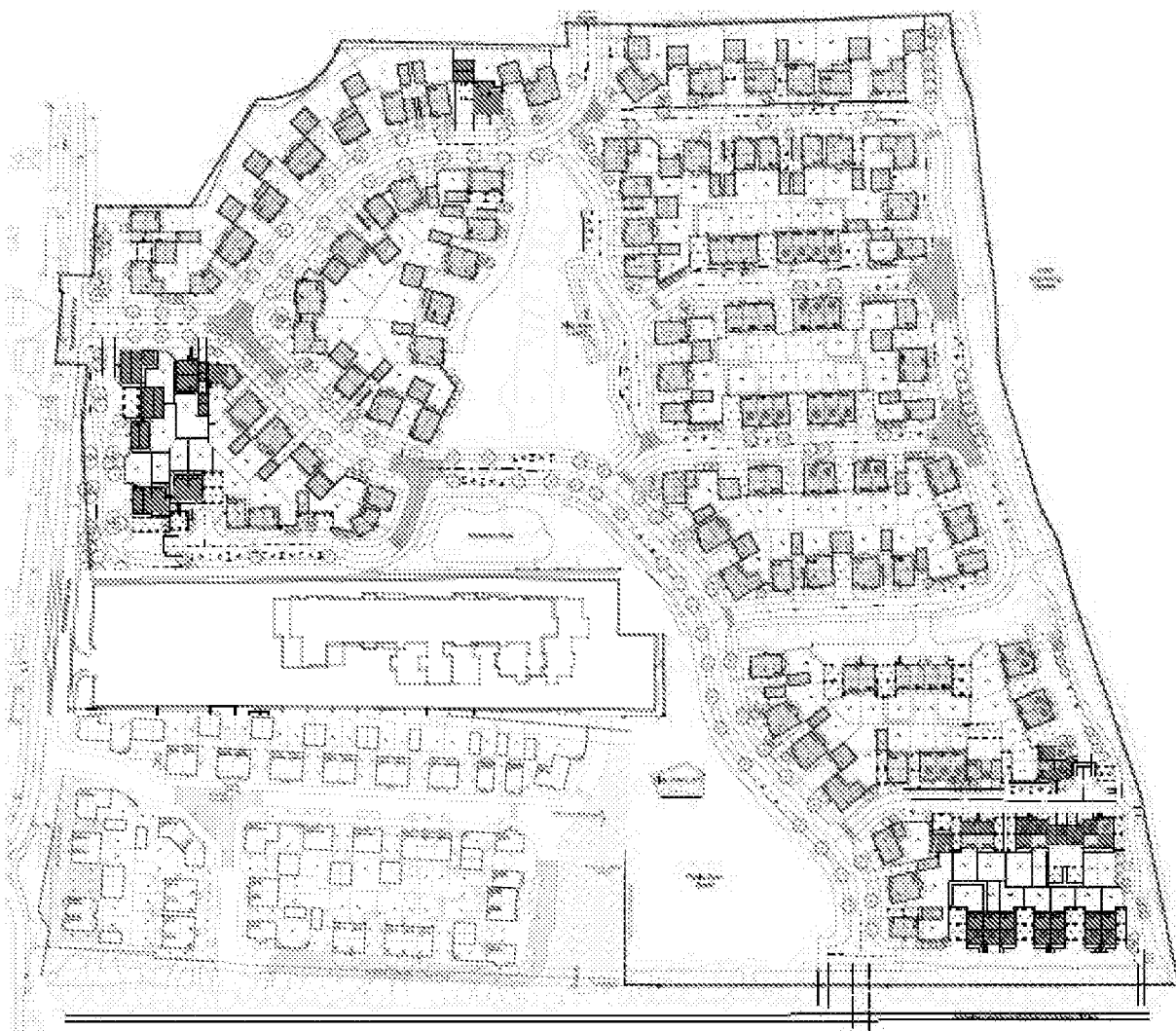
5.40. As has been explained, it is inevitable that a care home development, which generally necessitates one large building and also the need for relatively little open space, will be different in form and character from standard family residential type development. In these terms, the scheme will contrast, to a degree, with the surrounding residential environment, albeit, in overall terms it would appear as residential in character. However, the development of land to the east of Angmering anticipated providing a

range of housing for all the community needs, with the Visioning Study indicating that a Senior Living Scheme should be considered.

- 5.41. Any form of senior living will result in a form of residential development that is different from standard family housing, but the Visioning Study does not address this, in any detail. In the Introduction to the Visioning Study is noted that:

**“The Brief is a strategic document which is intended to broadly illustrate how and where growth might be delivered but acknowledges that further technical studies on viability will be necessary to support the more detailed master planning required for individual sites.”**

- 5.42. In this context, it is considered that this relatively small site, which forms part of a much larger area, the subject of the Visioning Study, is entirely appropriate for a stand-alone care home development, to assist with meeting the need for such development in Arun District.
- 5.43. There is not anything inherently wrong with providing a care home development, within an area of family orientated residential development and indeed this is entirely appropriate. The appeal scheme is also residential development, but one of a different character, requiring a different approach and the fact that the scheme might result in a less spacious residential environment and different form and character of development than the two developments each side, should not be held against it.
- 5.44. The plan below shows the approved development each side of the appeal site, together with approved development to the north east, east and south east. This shows that the immediate area is generally characterised by standard housing, so the proposed care home would introduce variety in built form. In this context, paragraph 127 (c) of the NPPF notes that planning decisions should ensure that developments are sympathetic to local character, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).



- 5.45. The scheme represents appropriate innovation and change, providing development for older people, as envisaged in the Visioning Study and it is an appropriate form of development, against the background and context of the broad guidance provided in the Study.
- 5.46. For all the reasons set out above, it is considered that the scheme would not result in an overdevelopment of the site, through an assessment of the scale, layout, footprint and site coverage. Rather, it would provide an appropriate form of residential development for what is a relatively small parcel of land within this wider development area and in these terms, a stand-alone care home is entirely appropriate, irrespective of the Visioning Study and considered on its own merits.

- 5.47. The previous application proposal raised no objections in terms of trees and landscaping, the amount of car parking, residential amenities and the height and design of the building, all of which indicate that the scheme is not an overdevelopment. This application scheme is for a further improvement in all these terms. As indicated above, it is important, when assessing proposals of this nature, to understand that generally a single building is required, of some size and that large areas of open space are not necessary, but rather, it is the quality of the open space that is important. Also of importance is that it is appropriate for care homes to be located within residential areas, for the benefit of the well-being of the residents.

#### **Reason for Refusal No.2 of the previous application**

- 5.48. This reads as follows:

**“By virtue of its siting on the site with the significant set back from the Roundstone Lane frontage, excessive site coverage, unacceptable relationship with adjoining open space and lack of linkages with development to the north and south of the site, the proposal is not in keeping with the character and appearance of the area. The proposals will significantly detract from the character of the area in conflict with policies D SP1, D DM1, T DM1, T SP1 and ENV DM5 of the Arun Local Plan and TM1 of the Angmering Neighbourhood Plan.”**

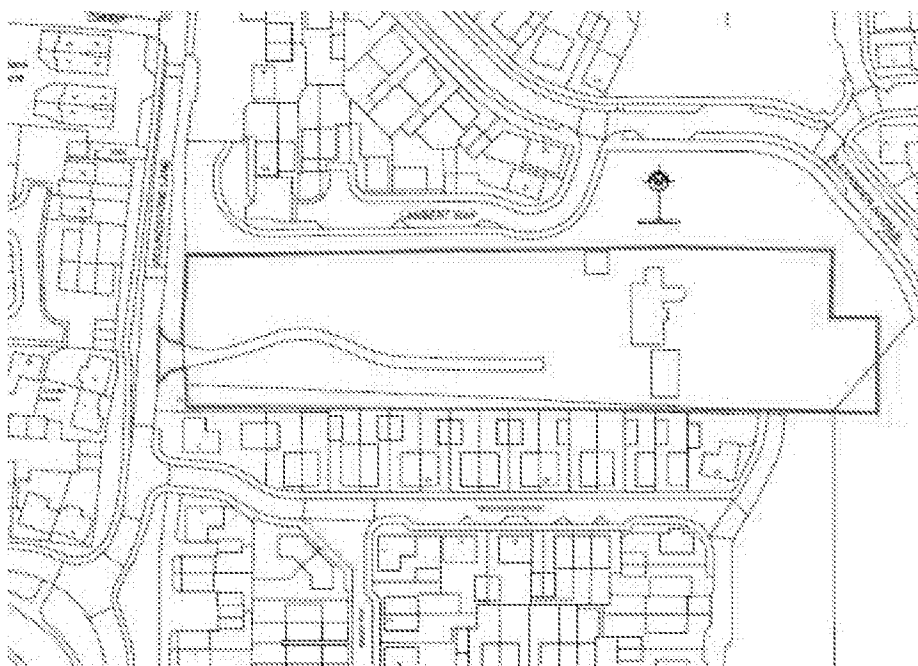
- 5.49. The issue of excessive site coverage has been addressed above, in which it has been explained that the proposal is for a reduction in footprint, compared with the previous application scheme.
- 5.50. As far as the objection to the significant set back from the Roundstone Lane frontage, raised in relation to the previous scheme, the officer expands upon this issue in the report, as follows:

**“With regard to layout, residential development on the western side of Roundstone Lane consists of a mixture of front facing and flank facing development. A substantial set back to this development is proposed which does not reflect the nature of development on either side of Roundstone Lane. The retained and proposed vegetation on the western boundary will maintain and enhance the existing tree lined and vegetated nature of Roundstone Lane but will not satisfactorily compensate for the poor and uncharacteristic layout of the proposal. Whilst the units are proposed to be set back within the site to reduce any perceived impact they sit at odds with the pattern of development and provide a hard site frontage dominated by car parking which does not make a positive contribution to the appearance of the street scene.”**

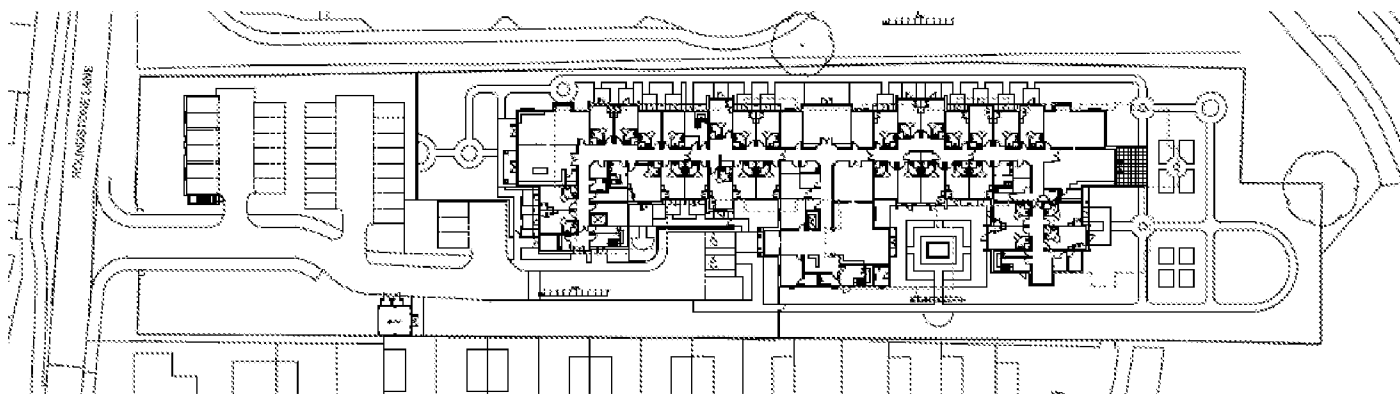
- 5.51. The proposal to retain and enhance the vegetation along the road frontage would indeed maintain this characteristic of Roundstone Lane and in this context, Key Development Principle 2 of the Visioning Study, notes, at paragraph 6.1 that:

**“Roundstone Lane will be enhanced as part of the development to the east with existing green verges on the eastern side maintained and enhanced but also incorporating a new walkway.”**

- 5.52. In contrast, the outline permission site plan showed trees along the road frontage to be removed.
- 5.53. The character of the western side of Roundstone Lane is indeed a mix of front facing and flank facing development, as is evident from the plan below. However, the application site lies on the eastern side of Roundstone Lane and as existing, the site is well-enclosed with the dwelling positioned about two thirds of the way into this long site, behind the substantial conifer screen along the road frontage. The proposal to set back the care home development and retain this tree screen is therefore reflective of the existing character.



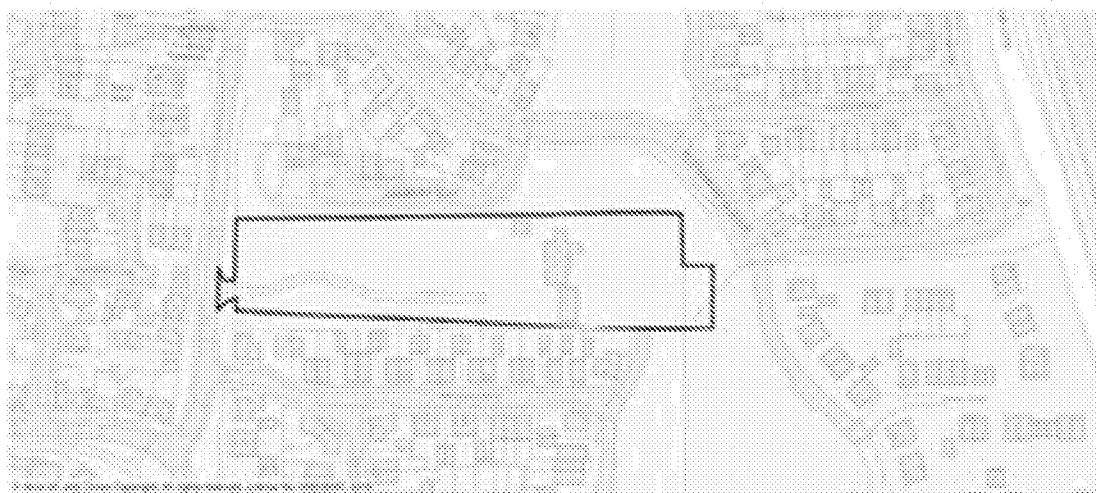
- 5.54. The proposed layout (reproduced below), incorporating car parking at the front of the site, behind the road frontage tree screens and the tree screens to the north and south is an entirely appropriate design response, given the characteristics of the site. It makes complete sense for the car parking and any associated noise, and comings and goings, to be positioned away from the care home building. In this way, the development would function well, consistent with paragraph 127 (a) of the NPPF.



- 5.55. The proposed building is set back from Roundstone Lane, albeit slightly closer to it than in the previous scheme. As the officer notes in the report on the previous application scheme, this has been done to reduce any perceived impact. In this context, the impact of the development from Roundstone Lane would be negligible, given the retained tree screen, with the building only glimpsed through the proposed access. Notwithstanding this, the application scheme proposes a storage/car parking building at the front of the site, in order to provide a traditional domestic frontage to Roundstone Lane, very much in keeping with the visual characteristics of the area.
- 5.56. The proposal, as with the previous scheme, would not provide a hard site frontage dominated by car parking. As noted, the retained and enhanced boundary trees, together with the proposed car parking/storage building means that the car parking would only be very briefly glimpsed by motorists and pedestrians in Roundstone Lane, whilst, the car park would be further broken up with more landscaping.
- 5.57. The retention and enhancement of the frontage trees, together with the landscaped parking area and proposed car parking/storage building, would provide a positive contribution to the appearance of the street scene. Moreover, setting the building back in the site, together with retaining and enhancing trees alongside the parking area, would provide an entirely appropriate, green entrance to the open space located to the north east of the appeal site, from Lambert Way. In this way, the scheme would provide a very good relationship with and entrance to the adjoining open space.
- 5.58. As far as the relationship with the open space to the east of the site is concerned, the site layout plan shows that between the proposed building and the boundary, there would be an area of landscaped open space, to provide a soft green transition between the built development and the open space to the east of the appeal site. As has been noted, the scheme improves considerably in this context, on the previous application

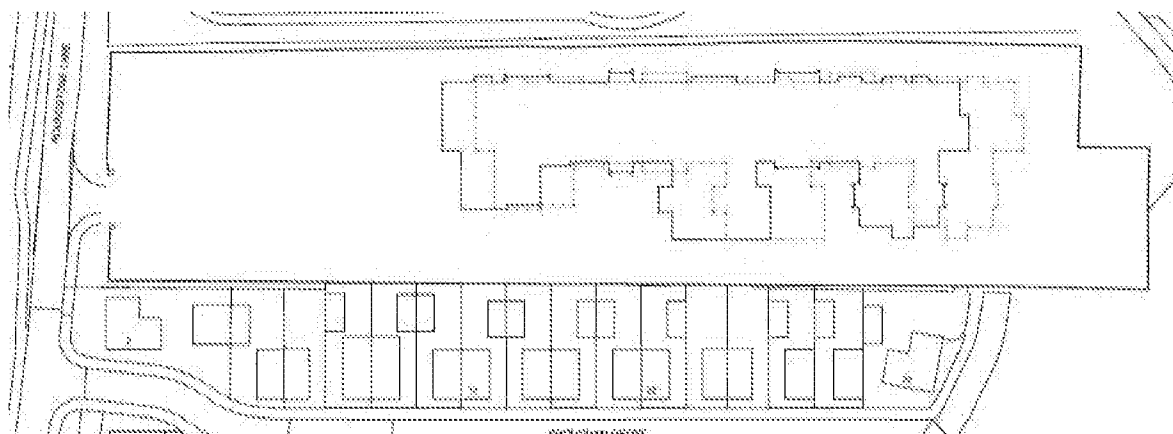
proposal, by providing a larger area, of benefit to the residents of the care home and providing the opportunity for a visual link to the development landscaping each side of the development and the open space, to the east.

- 5.59. In the officer's report on the previous application, it is noted that the proposal would fail to integrate with the development to the north in that it would significantly extend beyond the eastern limit of that residential development and provide a harsh 2 storey built form adjacent to an extensive area of open space.
- 5.60. The Council objected to the previous proposal extending beyond the eastern limit of developments that lie to the north and south and therefore was seen as conflicting with the Visioning Study and the idea of an area of open space running through the larger development area. Three points arise in respect to this matter.



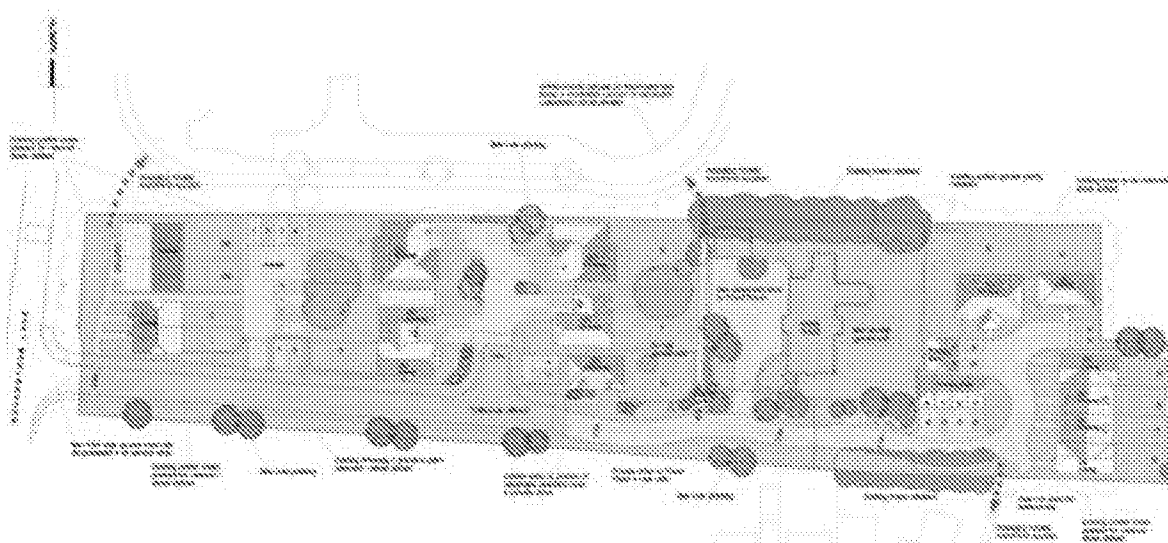
**Existing Site plan**

- 5.61. Firstly, with reference to the ordinance survey plan above, the existing house on the site lies beyond the eastern limit of development to the north and 'projects' into green space to the east.



**Proposed site Layout Plan**

5.62. Secondly, with reference to the proposed site layout plan above, the proposed care home extends a similar distance to the east in comparison to development in Brougham Grove to the south. In this respect, the scheme improves upon the previous application proposal



**Approved 18 unit application site layout plan**

5.63. Thirdly, with reference to the approved, extant outline layout plan above, condition 3 of the outline permission suggests that the development should be carried out in accordance with this plan. It is clear that this approval shows the location of houses close to the eastern boundary and beyond that proposed in this application, the previously refused application and beyond developments to the north and south.

5.64. Accordingly, there should be no objection to the proposed location of the care home in the centre/rear part of the site.

- 5.65. Furthermore, the existing private house and its associated private garden together with the most recent planning approval on the site clearly establishes the principle of development at the rear of the site and the abandonment of a larger green space to the east. That said, the proposal does include a landscaped garden area at the eastern end of the site which, spatially, relates to the green areas to the north, east and south. This will be an improvement in comparison with the approved 18 unit residential scheme which included a terrace of four properties and a detached unit at the far eastern end of the site where open space is now proposed as part of the care home scheme.
- 5.66. The proposal has acceptable relationships to residential properties to the north and south, as was the case with the previous proposal and the building would also sit in a wider area of open space to the north, east and south east. In this regard the proposal, which, in terms of height and elevation design, is the same as found to be acceptable in the assessment of the previous scheme, should not give rise to any harm to the character of the surrounding area.
- 5.67. The planning officer confirmed at the Planning Committee meeting, when previous application was considered, that no weight could be attached to the Visioning Study, with respect to the spatial planning of the area. Indeed, as has been noted, the application was not refused on the grounds of conflicting with the Visioning Study.
- 5.68. It is acknowledged that in the officer's report on the outline application, reservations were expressed about the layout. The update to the report on the previous application, includes the following:
- “A revised layout has been submitted. This is indicative at this time but it now shows that adequate open space can be provided. Whilst this plan is indicative (and is therefore acceptable for the purposes of an outline planning permission), there are a number of significant issues that will need to be addressed at reserved matters stage. The indicative scheme fails to provide a 'frontage' to the open space and it shows dwellings that back onto the open space with rear garden boundaries. This would not be acceptable at a reserved matters stage and would not accord with the approved masterplan.”**
- 5.69. Concerns were expressed that the scheme failed to provide a frontage to the open space, with dwellings and rear gardens backing on to it. However, no specific concerns were raised about the extent of the development at the east of the site, which, on the

indicative plan is shown to be closer to the open space to the east, than in the appeal scheme.

- 5.70. In contrast with the 'approved' outline layout, the form of development proposed in the appeal scheme ensures that there would be a 'frontage' to the open space, both to the north and the east. Part of the proposed north elevation to Lambert Way is reproduced below and this shows how the building set-backs, variations in roof height, porches, doors, French windows and gables would all contribute to providing a very attractive and active frontage.

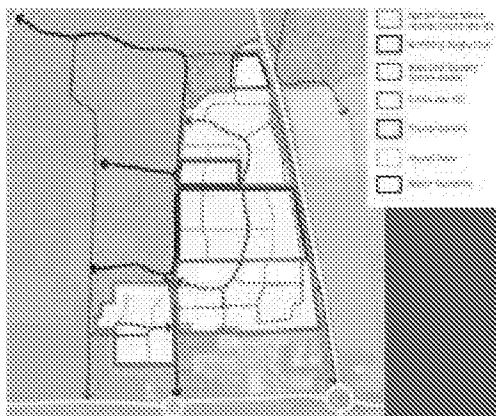


- 5.71. The same points apply to the proposed east elevation below.

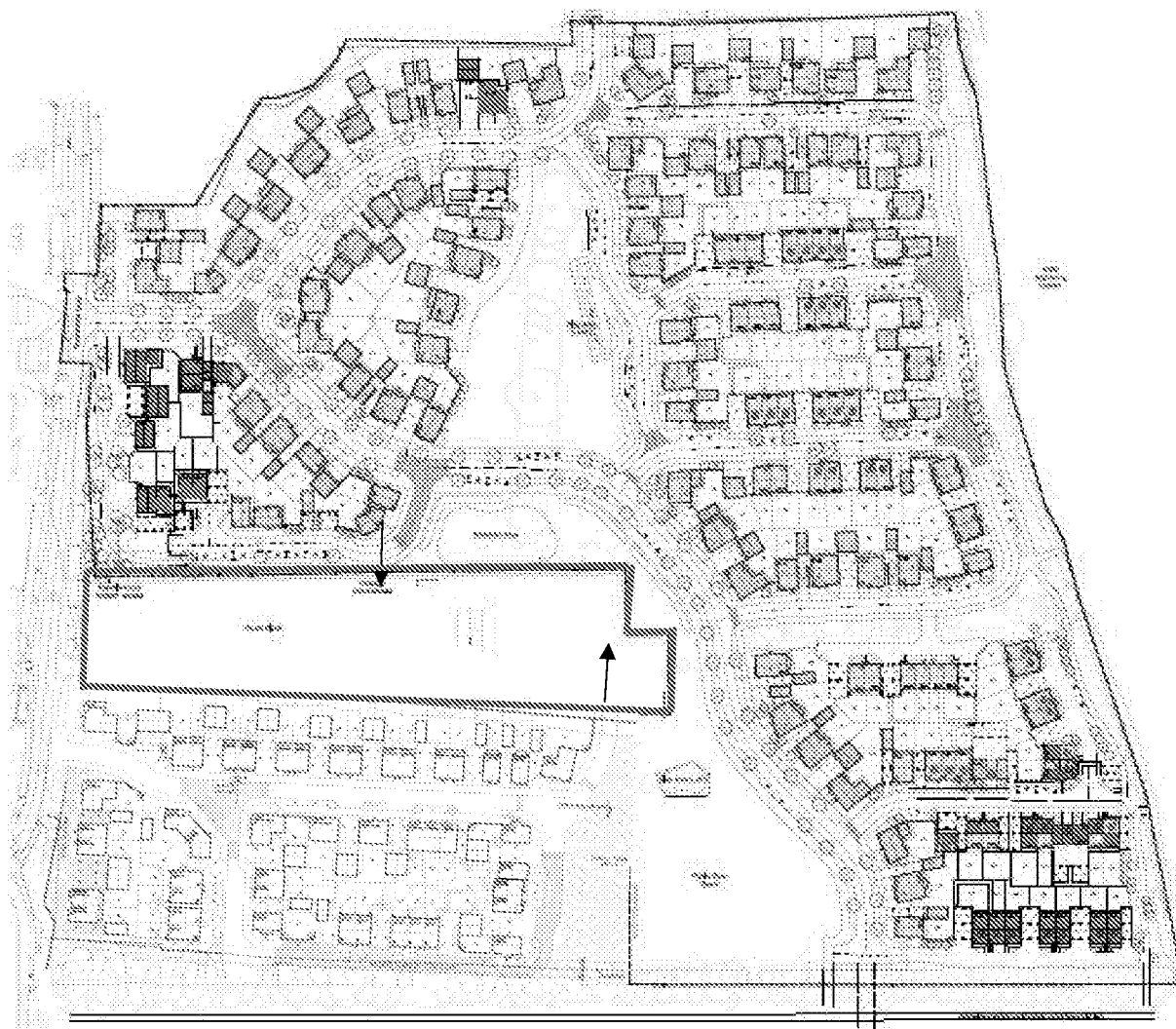


- 5.72. Landscaping is proposed between the building and the site boundaries, in addition to landscaping along the boundaries themselves. This means that the relationship with the open space to the north and east would be very much softened, more so than would perhaps be the case with a standard housing development scheme.
- 5.73. In summary, therefore, the layout and form of the scheme, which would provide active, landscaped frontages to the north and east boundaries, means that the proposal would provide a particularly good relationship with the adjoining open space. In this context, views into and visual linkages with the adjoining open space are an important benefit for the residents of the care home, many of whom won't be very mobile and those views would be enhanced through the provision of more landscaped garden at the eastern end of the site, compared with the previous scheme

- 5.74. The final issue to consider is the objection to the lack of linkages to development to the north and south.
- 5.75. The first very important point to make is that inevitably care home developments need to be secure and not contain public access through them. Clearly, when preparing standard residential schemes, it is relatively straightforward to include pedestrian links to adjoining development, positioned between plots. This is not so straightforward in a stand-alone care home development.
- 5.76. The Vision Study proposes a link or spine road, connecting from north to south, lying 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 the appeal site.



- 5.77. 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.



- 5.78. The approved scheme to the north shows 'possible future access' adjoining more or less the centre of the appeal site, as indicated with a black arrow and 'possible future pedestrian access', at the western end, indicated with a green arrow.
- 5.79. 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.
- 5.80. Given that there is now a spine road running north to south, lying to the east of the appeal site and the site to the south, there would appear to be little purpose in providing a vehicular access through the appeal 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 appeal 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 appeal site and clearly impacting upon any future residential development scheme.

- 5.81. 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 site, by using the spine road, or by walking through the open space. A pedestrian access through the appeal site would be of no great value to those residents.
- 5.82. 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.
- 5.83. For all these reasons, it is considered that there should be no requirement for any links, pedestrian or vehicular, across the appeal site, in association with this development. In this context, the appeal site is the smallest of the various land ownerships within the Vision Study area and there should be no reason why it should not be able to function as a stand-alone development site, particularly, given that the form of development, a care home, is, by nature stand-alone and a form of development which the Study aspires to include, as part of the range of housing to be provided, overall.
- 5.84. Having addressed the reasons for refusal of the previous application, the next section considers how the scheme responds to the planning policies listed in those reasons for refusal.

### **Assessment in relation to planning policies**

- 5.85. The reasons for refusal of the previous application cite two Local Plan policies concerned with design in an overall sense (rather than policies dealing with specific issues, such as trees). These are D SP1, Design and D DM1, Aspects of form and design.
- 5.86. 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, the outline planning permission granted for 18 houses and the refusal of the previous application.

- 5.87. The scheme proposes sustainable design and the layout and form of the building has been informed by the particular C2 Use needs.
- 5.88. 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.
- 5.89. Overall, therefore, the scheme is compliant with Policy D SP1.
- 5.90. Under Policy D DM1, various aspects of design to be considered are set out and some of these are not relevant to this appeal, 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.

- 5.91. Overall, the scheme complies with the relevant requirements of Policy D DM1.
- 5.92. In the second reason for refusal, reference is made to three additional Local Plan policies, T DM1, T SP1 and ENV DM5. With respect to T DM1, the proposal would

ensure ease of movement and access to public transport, having regard to the location of the site and the type of development involved. The location of the site provides opportunities for the employees of the care home to travel by both public transport and bicycle.

- 5.93. With respect to Policy T SP1, the scheme is entirely appropriate in relation to transport and development considerations, including the level of parking proposed, and the proposed access.
- 5.94. Policy ENV DM5 is concerned with development and biodiversity and it is not clear why reference was made to it in the reasons for refusal of the previous application, as no objections in terms of biodiversity were raised by consultees. The retention and enhancement of existing vegetation, together with new landscaping, would provide opportunities for improved biodiversity on the site.
- 5.95. Three Neighbourhood Plan policies were cited in the reason for refusal, albeit, as noted, the Parish Council supported the scheme, as amended, as being consistent with the Neighbourhood Plan.
- 5.96. With reference to Policy HD5, 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. As has been noted, the Visioning Statement envisages that land to the east of Angmering should include development for older people, which, by definition is likely to be different from standard housing
- 5.97. 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.
- 5.98. For all the reasons set out in this statement, the scheme pays considerable attention to the integration of the development with its immediate setting and landscape considerations. In particular, the reduced footprint and location of the building further from the open space to the east, compared with the previous scheme, means that the proposed development would integrate very well with the immediate setting and landscape.

- 5.99. 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.
- 5.100. Given all the above, therefore, the proposal is consistent with Policy HD5.
- 5.101. 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.
- 5.102. 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.
- 5.103. 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.
- 5.104. Given all the above, it is therefore evident that the proposal complies with Policy HD6 of the Neighbourhood Plan.
- 5.105. As far as Policy HD7 is concerned, this requires that proposed densities should be appropriate for the immediate surroundings, unless there is clear justification for a higher density. It has been explained in this statement that it is not appropriate to compare this proposal with the dph of adjoining sites, because it is a different form of development. In terms of bed spaces/hectare, the scheme proposes a relatively low density (and lower than the previous scheme) and these two points provide an appropriate justification for a higher 'density', particularly given the need for care home development in the District and the fact that the Parish Council consider the proposal to be compliant with the Neighbourhood Plan.
- 5.106. Finally, reference was made to Policy TM1 which is concerned with traffic generation issues, but it is not clear why this has been included in the reason for refusal, because the scheme is acceptable in terms of all highway considerations.
- 5.107. It should be noted that, in refusing the previous application, the Council made no reference to Policy H DM2, which is concerned, specifically, with the provision of

independent living and care homes. The policy, which has been referred to earlier in this statement, is reproduced below and it can only be assumed that the Council considered the previous application scheme to be consistent with the policy.

**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 if it is a new facility
- 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

5.108. With reference to the policy, the scheme is located within the Built-Up Area Boundary of Angmering and is accessible to local facilities. The scheme has been designed by Hallmark who are very experienced in understanding the changing needs of users. For all the reasons set out in this statement, the design and scale are appropriate to the local context and includes amenity space. Overall, the scheme would therefore support and encourage the continuation of healthy, active lifestyles for the future residents. The proposal is therefore consistent with this policy, which is perhaps the most important policy to address.

5.109. The scheme responds to the NPPF, by providing homes for older people, whilst proposing a scheme that would function well and add to the overall quality of the area; would be visually attractive with effective landscaping; makes effective use of the site through innovative design; and which would establish its own sense of place within the wider development area.

5.110. Given all the above, planning permission should be granted.