

Mr N Lynn
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

www.hallmarkcarehomes.co.uk

Dear Mr Lynn,

Hallmark Care Homes
Land off Pound Place, Roundstone Lane, Angmering
Planning applications A/51/18/PL and A/9/19/PL

I write in respect of my company's proposals to develop a care home in Angmering. My company and our consultants have been trying to work with Arun DC's planning department to secure this development for approximately 18 months.

The site lies within the built-up area of Angmering where the principle of development is accepted. There is also a recognition that there is a significant shortfall in care home provision to meet the needs of the elderly population in the District. A care home also counts towards your housing targets. This is important given the Council cannot demonstrate a minimum 5-year housing land supply.

A planning application was first submitted in April 2018. The Parish Council, the three Ward Councillors, and the majority of neighbours supported the application, which was reported to your planning committee in November 2018, where it was refused (6 votes to 5).

One of the issues raised by officers at committee related to the proposal extending into an area of open space at the rear of the site. Neil Crowther, the Head of Planning, referred to and publicly displayed an old Master Plan that has been superseded by the actual development of the area, and which has no legal or planning standing, a point he confirmed in open forum.

Mr Crowther failed to explain to members that a planning permission had already been granted on our site (Application reference number 154/14/OUT), which extended development even further into this area of open space than our proposal. Mr Crowther also failed to show an image of this planning permission in his presentation to members. As you will appreciate, an extant planning permission on the site is, as a matter of law, a material consideration in the determination of any planning application.

We believe members were mis-directed by the Head of Planning to refuse the application as he failed to mention the existence of the extant planning permission and pointed them to a Master Plan which has been superseded and which had no legal status. This application is now being appealed.

My company prepared and submitted a second application in January 2019 to address this particular concern, together with other issues raised in the reasons for refusal – that appeared on the notice even though they were not of concern to members of the planning committee when debating the application.

During this process, as well as Hallmark successfully addressing all the reasons for refusal, the following should be noted:

- The Parish Council is fully supportive
- The Ward Councillors are fully supportive
- The vast majority of neighbours are fully supportive
- The Parish Council have stated the application accords with their Neighbourhood Plan
- The application accords with the NPPF

The application was written up as an approval supported by the case officer and her team leader.

However, Mr Crowther has insisted that the application be refused on grounds similar to the previous application.

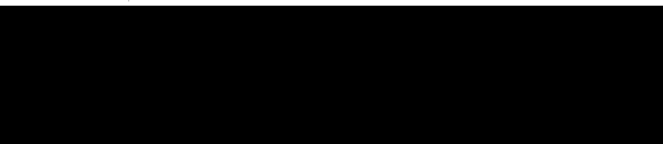
The proposals do, as a matter of fact, address the previous reasons for refusal (confirmed by the case officer and team leader's support for the proposals) and represent a significant improvement by comparison, to the extant planning permission that exists on the site in relation to the projection of development to the rear. Moreover, it is clear that this matter has not been balanced against the material considerations associated with the extant planning permission, the acknowledged need for the proposed care home, the lack of 5- year housing land supply, and the economic, social, community, and environmental benefits that also flow from this proposal. In addition, the creation of around 70 full time jobs for local workers is something that the Parish and Ward Councillors are very keen to see.

The application is due to be reported to the 7th August 2019 planning committee, currently with a recommendation for refusal.

I am told that Mr Crowther lives in the vicinity of the site and that he has had previous dealings with the landowner. I am not in a position to confirm this information, but I am concerned by the motivation for over-ruling the case officer and team leader, and the wishes of the Parish Council, Ward Councillors and local community.

I seek an urgent meeting with you and the Director of Planning to discuss the set of circumstances and lack of transparency that has occurred to date, and what I fear will be a further misleading presentation of lawful points to the planning committee in August.

I look forward to hearing from you at your earliest convenience, and please feel free to contact me on either: -



Kind regards



ff - Avnish Goyal
Chair