

29 Merryfield Crescent
Angmering
West Sussex BN16 4DA
15-09-2018

To: Mr K Roberts, Director of Planning
Cc: Ms P Dart, Director of Environmental Services

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Letter of Objection Re: A/114/18/PL Application for 70 bed care home

Dear Mr Roberts

With reference to the above named planning application we wish to state our reasons for objection. In the Council planning meeting held to decide approval of said building plus 53 extra care apartments, the representative from Frontier Estates stated to the council that this would be a two storey building. That was a lie! It can be seen when looking closely at the three elevations, that in addition to the two storeys easily visible because of the large windows, there is another storey in a steeply pitched roof space. As the roofline has been planned to remain at a constant level, whereas the land slopes downwards at the southern end, an additional storey (making four in total) has been added (shown by an extra doorway and window at a lower level) in order to maintain that roof level.

There has been a further attempt to deceive current residents by showing an artistic impression of the appearance of the building when finished. It appears very small and at a significant distance from any dwellings. In reality, the building would be so close to existing homes that its size and bulk will completely dominate those homes. Dappers Lane is 5.2 metres wide and the proposed site on the east side is higher than the west side of the lane. Calculations have been done to prove that the proposed care home will be 4.2 metres higher than existing homes. The flat roofed part of the building at the southern end showing a railing around the top to allow residents or staff and visitors to walk about is at the level of the bedrooms of houses opposite and overlooks their back gardens. This will deprive house owners who live opposite of their much valued privacy.

In Frontier Estates first communication to residents, it stated, "Frontier is a....care home developer....that takes into account the countryside setting.....and respects the neighbouring properties"

This is a manifestly erroneous statement. In their plans they have shown no regard or respect for residents and the development will destroy the very countryside setting that they purport to value.

The planning consultant, Ms Gillings, contacted residents at very short notice stating that she was acting on behalf of Frontier Estates. In her letter she stated that the 70 bed care home would care for "those with advanced dementia and with palliative needs." Surely these two groups are incompatible. Those requiring palliative care need calm and quiet while advanced dementia (Alzheimer's) patients can be unpredictable and very noisy at all hours of the day and night, disturbing local residents due to the proximity of the proposed building to their homes.

These types of residents will need a high ratio of qualified nursing staff. Where will they come from as there is a national shortage of such qualified staff? They will also require a greater amount of medical care than the average person. Where will that come from? Angmering has been allowed to grow at such a rate that the local medical centre cannot cope with the demand for appointments. There are seven doctors mainly working part-time. It currently takes four weeks to get an appointment. This care home in addition to the already approved 53 care apartments is going to put an unbearable pressure on our medical centre. Local medical centres are in crisis due to demand.

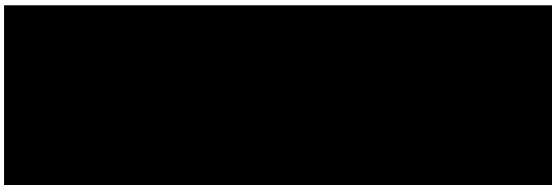
Frontier Estates have proposed that they will use the existing entrance on Dappers Lane to access the development. I would like to point out that this entrance was only ever intended to give access to one home. If this is approved, it will give access to the occupiers of the 53 care apartments, all friends and visitors to both the apartments and the 70 bed nursing home, all medical staff whose numbers will be doubled at change of shift, carers, cleaners and domestic staff, kitchen staff, maintenance and garden staff plus deliveries. As each person accessing the site will result in two journeys, one arriving and one leaving, the actual number of vehicle journeys will number in the hundreds causing both noise and air pollution. Viewing the plans, it seems that the most suitable access would be on Water Lane between the proposed care home and the apartments on the south side of the plot which is, after all, going to be the main road of approach for visitors and employees who will arrive by car.

There are insufficient parking places for the many staff and visitors on the site. Residents are very concerned that surrounding roads will be deluged by the number of cars parking on the roads. This will cause massive congestion. Dappers Lane has an hourly bus service, is used by parents of primary

school children from the other side of the village, as despite the huge number of new homes being built (with another 525 in the pipeline) no other school has been proposed. This means that twice a day the lane is a queue of traffic with parents depositing and picking children up by car. All this is in addition to the dense amount of traffic already using the lane to access either the estate to the west of Dappers Lane or to reach the Long Furlong road without using the bypass.

For the above stated reasons, we believe that the plan to add a 70 bed extra care nursing facility on this small plot is completely unsuitable and should not be approved.

Yours faithfully,



R F Allen (Mr)

A M Allen (Mrs)