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Arun District Council Planning Dept.
1 Maltravers Road
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27 September 2018

Dear Sirs

Planning Application Ref No; A/114/18/PL - Broadlees, Dappers Lane, Angmering.

With reference to the above application for the building of a Nursing Care Home in Dappers Lane Angmering I wish to register my objection.

The proposed development is not suitable for this site and it will have a serious adverse effect of the surrounding area. In addition the Application contain inaccuracies by using out of date and unsuitable data

Whilst each element of the Application may pass inspection by the various authorities against their own criteria, it is the **cumulative effect** that will have such a serious adverse effect on the surrounding area.

It is to be hoped that the Planning Officer and the ADCC will apply a **reality check** on the supporting data submitted and reject the Application.

In no particular order my objections consist of the following: -

Staffing Parking & Transport. The Travel Plan states that the staffing will be in two 12 hour shifts, as yet no Management Company has applied or been accepted to run the Care Home so this statement is questionable. Figures obtained on the **Labour Market from the ONS** states that 75.35% of Employees in the Health & Social Work Sector are Female, of these only 9.8% of those working shifts work a two12-hour shift pattern.

There will be need for a hand over of patient's notes between each shift so doubling the number on duty, requiring parking, for a short time, most likely 3 times a day, a fact ignored by the report.

The only relevant public transport is the Stagecoach No 9 bus, it runs once per hour between 7am and 7pm, arriving at the nearest stop, 250 metres away, at 8-9 minutes past each hour, not a convenient shift start time and very importantly there is **NO** service on a Sunday or Bank Holiday, what happens then, something glossed over by the report and obviously not a concern of the Planning Consultant.

Mention is made of Staff arriving by walking or cycling, please be aware that according to the Government's own **Department of Transport Vehicle Statistics** private car ownership stands at 37.7 million and has increased over 40% in the last 10 years and is expected to continue to rise.

The Travel Plan states that it will require only 23 members of staff per shift and quotes the ADC's own Parking Standards to allocate just 14 spaces to the Staff. The **ADC Parking Standards** are based on the revised **County Parking Standards** issued by **WSCC's SPG** adopted in 2003 using calculations from 1999, now **18** years out of date.

The Staffing required is given as being 3 Carers/Nurses per resident against allowing one parking space per 5 Residents, an inequality to start with.

No allowance has been made for staff required to provide the Laundry, Kitchen, Cleaning and Admin services who will also be working 24/7. They are not included in the Trip Rate tables or anywhere else.

Their absence may be because it is thought these services will be sub contracted however the 14 spaces are woefully inaccurate. Parking during the changeover period is not allowed for.

The Travel Plans again using the **1999 ADC Parking Standards** has allowed 9 parking spaces at any one time for the visitors to the 70 Residents, even at weekends, again this is woefully inadequate, **please be realistic** rather than tick a box.

The Travel Plan for **A/114/18/PL** fails to include the effects of the Residents in the remaining **29** two bedroom Care Apartments under Application **A27/16/PL** who now have only **21** parking spaces between them, again they have been conveniently left out of the Trip Rate Tables.

The "pinch points" mentioned in the reports have already been removed making exit from Dappers Lane into Water Lane much more difficult. Twice a day Dappers Lane is one of the main routes for parents taking their children to school, increasing the pollution.

Building and Location. Parking on Dappers Lane is currently unrestricted, however it will be very restricted by the Residents and the new footpaths required plus it is a bus route.

Dappers Lane is only 5 meters wide so on-street parking would not be possible, all other parking would therefore be on the nearby residential estate roads to the detriment of the home owners, with shifts changing possibly 3 times a day it can clearly be seen to have **a serious adverse effect of the surrounding area**.

The nearest property will be less than 45 feet from the industrial sized Laundry working 24/7 providing clean linen for the 70 bedrooms, the same applies to the Kitchens required to provide 3 meals a day for the 70 Residents plus the 23 Staff. Far too much noise again **having a serious adverse effect of the surrounding area**, both existing local residents and those occupying the 29 new Care Apartments on the same site. The ADC has a responsibility not to worsen pollution due to increased vehicle movements and noise.

It seems wrong to mix Care Residents with those sadly suffering from Advance Dementia, Alzheimer's and those requiring Palliative Care, it must be noted that the two local Doctor's Surgeries have difficulty in meeting the needs of their existing patients. Specialist Staff will be required, where will they come from, and security must be seriously considered.

The building is too high at one end due to the slopping ground level meaning the nearby residents will be overlooked in the privacy of their own bedrooms and garden

The application falls outside the aims of the Angmering Neighbour Development Plan; whilst the provision of 53 Care Apartments has been approved under A/27/16/PL the replacement of 24 Apartments by a 70 Bed Care Home if approved would result in the site being grossly overdeveloped.

It should be remembered that ADC refused Application A/134/13 for a 60 bed Care Home on this site.

I repeat my objection to this Application and request the ADC refuse it, by all means carry on with the original 53 Care Apartment Application.

Kind regards.

Yours sincerely

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