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12th October 2020

Louise Alger
14 Silver Birch Drive
Middleton on Sea
West Sussex
PO226SJ

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: M/68/20/PL
Site Address: Poultry Farm 87 Yapton Road Middleton-On-Sea PO22 6DY
Description of works: Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home arranged over two storeys together with associated access, car & cycle parking, structural landscaping & amenity space provision (resubmission following M/80/19/PL). This application is in CIL Zone 4 (Zero Rated) as 'other development'.

Thank you for your internet representation made on 9th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30213

I would like to strongly object to this planning application.

Frontier claim that they will advise their members of staff in their own consultancy report on car parking 'not to park in the lay by currently used by numerous dog walkers using the public footpath and local residents at the proposed entrance to this development !

How an earth can Frontier Estates police this?

Members of staff and visitors will park wherever they want and where is convenient to them which is very likely to be in front of residents houses day and night blocking the entrance and causing an obstacle course of dangerous parked cars down Silver Birch Drive and surrounding cul de sacs.

This of course has huge implications for the safety of local home owners as 24 hour access will be required by the emergency services ie ambulances.

Surely this is an admission that there is NOT 'plenty of parking' as Frontier claim there to be on site.

How is it possible to think that 29 minimum size car parking spaces will be enough to service the needs of a large 66 bed care home for staff and visitors?

What will happen at shift change over time? There will no doubt be staff handovers and a constant overlap of spaces required.

Car sharing will be impossible under the Covid restrictions for the foreseeable future. There will be a need for even more car parking spaces as most employees will use their own vehicles.

Many of the local bus services have now stopped operating as they have become unviable in Middleton on Sea. In addition the buses which are running stop at 9.00 pm and there are none running on Sundays. There will be even more cars on site than Frontiers consultancy reports predict. These reports have been vastly understated!!!

Will members of staff in reality walk down a dark unlit road in the winter or cycle to work after a long shift ?

PLEASE TELL ME HOW ANY COMPANY CAN PREDICT THAT 50 PER CENT OF THEIR FUTURE EMPLOYEES WILL USE PUBLIC TRANSPORT BEFORE THEY HAVE EVEN OPENED THE BUSINESS?

This is an industry too with massive recruitment issues so will Frontier Estates really be able to pick and choose who they employ and will they really reject possible future employees on the basis of how they travel to work?

I think not and this is just a ploy to get planning for a supersized overdevelopment in a rural location with inadequate car parking and a totally unsuitable entrance and access.

Not sure if there will be any live in staff but where will they park?

This Access is totally NOT suited to serving the needs of a massive commercial business operating all hours of the day and night.

Purely on the grounds of safety for everyone this planning application must be rejected!!!

There will be a serious potential fatal accident if this care home goes ahead. This is the wrong development in the wrong place and this access should not be agreed for commercial use of any kind.

THIS ACCESS IS TOTALLY UNSUITABLE FOR ANY COMMERCIAL USE!!! IT WILL BE TOO DANGEROUS AND PRESENT HUGE SAFETY ISSUES FOR EVERYONE.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.