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13th October 2020

Mr S Steve Christie
Grasmere
Ancton Lane
Bognor Regis
PO22 6NL

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 12th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30256

Frontier appear to be running three projects at once - I refer to their application M72/20/DOC September 2020 for 13 houses together with the appeal of the previous plan

While this plan includes a basement reducing the overall height (it does make the 1st plan look ridiculous !) there are still many reasons to reject this application - and maybe there will be 13 houses

That being said Arun have rightly already refused additional hard surfaces to the 13 houses within M29/20/NMA and will look very carefully at the drainage issues for the 13 houses that Frontier are trying to sort M72/20/DOC

It is to be appreciated that Frontier have tweaked their original plan however the care home is still the wrong possibility. I am unsure of the implications of the full depth basement regarding drainage but for an area prone to flooding and a high water table while the basement achieves a reduction of height it is still the wrong development

I see in a letter to Arun regarding this planning there is NO spare capacity at one of the two nearest surgeries

One of the main areas of concern is with the access. The care home will operate 24/7 and the culdesac wrong

Increase in traffic. Yapton Road and the roundabout junction of Silver Birch Drive and Ancton Lane have become increasingly busy since the building of the Felpham relief road. Residents of Middleton and Elmer all use this road to travel west to Chichester, north to access the A27 and East Littlehampton. The additional traffic caused by 25+ staff x 2 shifts, deliveries, doctors and associated medical staff, ambulances, refuse and waste collection on an already difficult junction and narrow road would be a disaster. Their care home at Chichester says will provide 45 jobs for 75 beds - say pro rata that would be 40 jobs all on shifts which together with visiting Doctors, Ambulances, as end of life hearses, food deliveries, rubbish, even entertainment, hairdressers etc means that for a C2 Development their parking provision is not adequate. The plans in my opinion only allow for one vehicle in / one vehicle out - . are they queuing in Silver Birch Drive?

Overdevelopment of site. Previously planning was agreed by Arun for 13 homes - with a recent refusal for additional hardsurface parking - this application for a 66 bed end of life Dementia Care home is a complete overdevelopment of the site. The street scene from Yapton Road and Silver Birch Drive would be changed to the detriment of local residents - . EVEN WITH THE PROPOSED IMPROVEMENTS - at least Frontier have realised their first option is a non starter but so is this proposal

Unsuitability of location:- No buses on Sunday or after 9-00pm and the bus stop a dangerous distance away. Car share always sounds a good solution but in practise does not work because of shift patterns.

Drainage. This area of Yapton Road and the Poultry Farm has a history of drainage problems. The proposed 66 bed home with 66 ensuite bathrooms together with staff facilities and visitors would mean over 70 toilets being in use 24 hours a day. It is not the same as 13 houses with the majority of residents not at their home 24/7. The drainage in the area simply cannot cope with this amount of sewage. Houses do not have people in the property continuously

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.