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13th October 2020

Ann Christie  
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PO22 6NL

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
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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:

OWPC30294

Please dismiss this Appeal for a 66 bed Dementia Care Home to be built on agricultural land off Yapton Road. The site is totally unsuitable for the planned Dementia Care Home for the following reasons:

Environment - Over-development of the site. Out of keeping with the semi-rural environment.  
Create a negative impact on the street scene, which currently is open fields and two storey houses.

Access - the proposed access is a nightmare - lying between 2 houses in a quiet residential development. Trees currently block the access, Frontier Estates claim that the trees will not be felled, Frontier Estates know that this is unrealistic - initially construction vehicles and machinery would have difficulty in accessing the site - and once built, delivery lorries, refuse collectors etc will also have problems accessing the site.

The proposed Home will increase vehicular traffic, staff vehicles on 3 shifts per day, deliveries, ambulances, doctors, visitors, refuse collection etc. all accessing the site by the mini-roundabout at the junction of Silver Birch Drive and Yapton Road. This roundabout currently has visibility problems for pedestrians. Since the building of the Felpham relief road, Yapton Road has become very busy, parts of it have no footpath, and Comet Corner, already a notorious accident blackspot will become even more of a problem.

The local bus service, a 10 minute walk away, does not operate in the evenings or on Sundays so potential staff would have to drive to the proposed home.

Medical Care - The local health centre at Flansham Park is already at full capacity - and the doctors there would not be able to service an additional Care Home.

There is currently a national shortage of qualified nursing staff and carers.

Security - Because of the busy and narrow roads next to this site, should any resident of the Home wander around, they would be hugely at risk.

I believe the police advise on 24 hour lighting in such Homes - this would be unacceptable to the neighbouring residential properties.

A Public Footpath runs along the southern border of the site and is well used by local residents and dog walkers - this again would compromise security, and pedestrians using the footpath would have to cross the access road.

Drainage - This site has drainage problems. This area is the lowest in West Sussex and has historical flooding issues including land drainage and sewage. Frontier Estates are aware of this as they are seeking a solution to these problems for the current approval on this site for 13 houses. Imagine how much more drainage capacity would be required for 66 toilets + staff toilets and 66 showers etc. ?

I understand that there is an increasing need for the provision of Dementia Care Homes in West Sussex, but this is definitely not the right site for such a project. As a local resident, I urge you to reject the proposed Dementia Care Home development.

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](mailto: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](http://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.**