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16th October 2020

Stuart Coster
20 Silver Birch Drive
Middleton-on-Sea
PO22 6SJ

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 15th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30430

Dear Sir/Madam,

In my previous letter objecting to this application, I mentioned some other care home developments under construction and planned in this area. I would like to add the following extra detail to that information.

Supportive weight has previously been given to this proposal due to claimed future need for care home facilities in the district. However, the following care homes - many in far more suitable, purpose-built locations amid larger new developments - are already either under construction, approved or planned within just a few miles of the site of this application.

This shows that there is NO lack of forthcoming capacity or sites allocated locally for such elderly care facilities to meet any deemed future demand. Indeed, existing approved developments and plans within just 3 miles of this application's site will more than meet projected demand for two new homes and 110 beds in the area, claimed in relation to this application:

1. Approved 64-bed specialist dementia care centre just 2 miles away in Climping (Ref. CM/16/18/PL).
2. 60-bed care home amongst 1,500 houses/facilities in the Ford Airfield masterplan, 3 miles away.
3. Care home provision in the approved West Bersted Masterplan, a new development of 2,500 houses and facilities, 5 miles away.

4. A 60-bed care home in the new Hampton Park development, Littlehampton, 5 miles away.
5. Pagham strategic sites for 1,200 houses include plans for a care home amongst other facilities, 7 miles away.
6. 64-bed home under construction at Roundstone Lane, Angmering, 8 miles away. (<https://www.hallmarkcarehomes.co.uk/2020/03/construction-begins-for-new-angmering-care-home/>)
7. 70-bed Frontier Estates care home approved off Dappers Lane, Angmering, 8.5 miles away (Ref. A/114/18/PL).
8. Approved outline permission for a care home within a housing development at Brook Lane/A259 site in Angmering, 8 miles away.
9. 75-bed Frontier Estates care home under construction at Grosvenor Road, Chichester (<https://frontier-estates.com>).

Some of these plans have been approved after the original application for this development was made and this significant change in this key material factor is not reflected in this effectively re-submitted application.

The need for a care home in this particular location has therefore diminished significantly since this development was first proposed in 2019 and no additional weight should now be applied on the basis of need for such facilities, such that all other negative material considerations, breaches of the Local Plan and impacts on the community, are over-ridden.

This is a key factor that I trust the Planning Inspector will also likely reconsider in relation to the forthcoming appeal against refusal of the original application for this site.

As previously stated, the applicants themselves admit in their Planning Policy Statement (pg 15, para 5.1.16) that only a "large majority" of residents for this proposed care home will already be Arun or even wider West Sussex residents, admitting that some will come from even further afield, beyond even county.

Assuming the applicant knows their market, this also confirms from how wide an area this development is expected to draw residents and that any claimed truly local, or even district, need is evidently far from sufficient to outweigh the many other flaws of imposing this development in this location and its negative impacts on the local community.

I would urge officers to recognise this in their conclusions and urge councillors to reject this application again.

Yours faithfully, Stuart Coster

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.