



Wesley House, Bull Hill,
Leatherhead KT22 7AH

SENT BY EMAIL

Arun District Council
Planning Services
1 Maltravers Road
Littlehampton
BN17 5LF

Our Ref 18051

12 September 2019

Dear Sir/Madam,

Land West of Yapton Road, (former Poultry Farm), Middleton on Sea, PO22 6DY

Planning Application – Planning Portal Reference PP-08120077

I am writing on behalf of Frontier Estates (the applicant) to submit a planning application for the demolition of the existing structures on the site and redevelopment of the site to provide a new 66 bedroom care home (Use Class C2) arranged over two storeys together with associated communal spaces, back of house and service areas, car and cycle parking, landscaping and planting.

Frontier Estates are one of the leading national developers in the care home sector and work closely with major operators to meet their operational requirements and the aspirations of future residents. Frontier have gained planning permission on more than 30 schemes over the past few years, that they have either then developed out for the operator or have sold to the operator for them to develop. They have worked with all the major operators in the market including, but not limited to, Barchester, Care UK, Anchor, Hallmark and Sanctuary.

The land at has been identified to address local care needs. The new care home will be registered with the Care Quality Commission and will provide 24-hour support and care for the frail elderly, meeting a full range of residential, nursing and dementia care needs, including end of life and palliative services.

Accompanying this planning application is the following documentation:

Drawings Submitted for Formal Determination

Drawing 1904/PA/001	Site Location Plan
Drawing 1904/PA/002	Site Plan as Existing
Drawing 1904/PA/005	Proposed Site Layout Plan
Drawing 1904/PA/006	Proposed Site Block Plan (showing ground floor arrangement)
Drawing 1904/PA/010	Proposed Ground Floor Plan
Drawing 1904/PA/011	Proposed First Floor Plan
Drawing 1904/PA/012	Proposed Second Floor Plan
Drawing 1904/PA/013	Proposed Roof Plan
Drawing 1904/PA/020	Proposed Elevations Sheet 1
Drawing 1904/PA/021	Proposed Elevations Sheet 2
Drawing 1904/PA/022	Proposed Site Sections Sheet 1
Drawing 1904/PA/023	Proposed Site Sections Sheet 2
Drawing PO2	Landscape General Arrangement Plan

Drawing TR04
Drawing SWDS01

Proposed Access Arrangement
Proposed Drainage Arrangement

Drawings Submitted for Information Purposes Only

Drawing 1904/PA/003 Site Plan (Footprint Comparison)
Drawing 1904/PA/024 Site Survey
Computer Generated Images

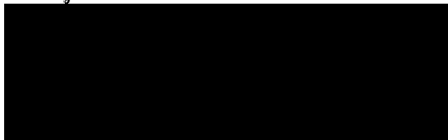
Supporting Information

Planning Policy Statement
Statement of Community Involvement
Design and Access Statement
Care Needs Assessment
Flood Risk Assessment and Drainage Strategy
Ecological Impact Assessment
Biodiversity Checklist
Preliminary Land Quality Risk Assessment
Site Investigation
Transport Statement
Draft Travel Plan
Construction Traffic Management Plan (Outline)

The submission has been made online via the Planning Portal together with the requisite planning application fee of £23,273.00.

Should you have any queries in respect of this submission please do not hesitate to contact me.

Yours sincerely,

A large black rectangular box redacting the signature of Adrian Kearley.

Adrian Kearley
Director