

FRONTIER ESTATES' PROPOSALS FOR A CARE HOME AT LAND WEST OF YAPTON ROAD (FORMER POULTRY FARM), MIDDLETON-ON-SEA



A NEW CARE HOME FOR MIDDLETON-ON-SEA

Frontier Estates' development team is currently preparing proposals for a 66-bedroom state-of-the-art care home with associated landscaping and parking at Land West of Yapton Road (former Poultry Farm).

This site already has planning permission for a residential development and we are now bringing forward plans for a much-needed care home, which respects the parameters of the existing consent.

There is a significant demand both locally and nationally for housing that meets the needs of older people. It is anticipated that there will be a significant growth in the over 85s population in the Arun District area, with a current shortfall of 113 bedspaces within the catchment area for the site, without accounting for the future needs.

It is our view that a care home at this site will complement the mix of uses in the area and address local community needs by offering services to the elderly population.

We pride ourselves on working collaboratively with local communities while taking forward our plans. The public exhibition will give local residents an opportunity to view the proposals and to provide us with feedback before a planning application is submitted.

ABOUT FRONTIER ESTATES

Frontier Estates has built an enviable track record of producing high-quality buildings and places, having completed around 150 projects across all sectors of the market since 1996.

Our executive team has many years of hands-on property experience, with a reputation for consistent performance and a professional approach.

Frontier is one of the leading developers in the care home sector. Each of our schemes is designed on a bespoke basis to respond to the local context and meet the needs of our operators and their residents.

PUBLIC EXHIBITION

Please join us at our public exhibition:

On: Thursday 22nd August

Between: 3.30pm and 7.00pm

At: St Nicholas Church Hall, Elmer Road,
Middleton-On-Sea, PO22 6ET

At the exhibition, you will have an opportunity to meet members of the project team, who will be able to discuss the proposals in more detail and answer your questions.

We look forward to welcoming you at the public exhibition.

CONTACT US

Dear Councillor,

Proposals for a Care Home at land west of Yapton Road (former Poultry Farm), Middleton-on-Sea

I am writing to introduce you to Frontier Estates, one of the leading national developers in the care home sector, and to outline our proposals for land west of Yapton Road.

Frontier Estates' development team are currently preparing proposals for a 66-bedroom state-of-the-art care home with associated landscaping and parking at this site, which you may be aware is already subject to a planning consent for residential development. We are advancing our plans following initial pre-application dialogue with your Planning Officers and with a view to providing a much-needed care home in this location.

We pride ourselves on working collaboratively with local authorities and communities in advance of progressing a planning application. Given your role as a ward member for this site, we would be delighted to have the opportunity to introduce you to Frontier Estates and discuss our initial plans. We will also be engaging the wider community by holding a public exhibition, but we would value the chance to meet with you on an individual basis in the first instance.

There is a significant demand both locally and nationally for housing that meets the needs of older people. It is anticipated that there will be a significant growth in the over 85s population in the Arun District area, with a current shortfall of 113 bedspaces within the catchment area for the site, without accounting for the future needs. In addition, Arun District Council's Local Plan 2011-2031 highlights that care homes will be permitted where they are easily accessible, located within the settlement boundary and can easily be adapted to the varying needs of the users.

It is our view that a care home at this site will complement the mix of uses in the area, and address local community needs by offering services to the elderly population. This will also reduce the demand on existing services through the provision of specialist on-site care. I hope you will be able to meet with us and a member of the development team will be in touch shortly to discuss a mutually convenient date.

If you have any queries in the meantime, please do not hesitate to contact the project team directly on **0800 298 7040**.

Yours sincerely,

Miles Willshire
For and on behalf of Frontier Estates



WELCOME

Welcome and thank you for taking the time to visit our public exhibition to display proposals for a new care home on land to the west of Yapton Road, Middleton-on-Sea.

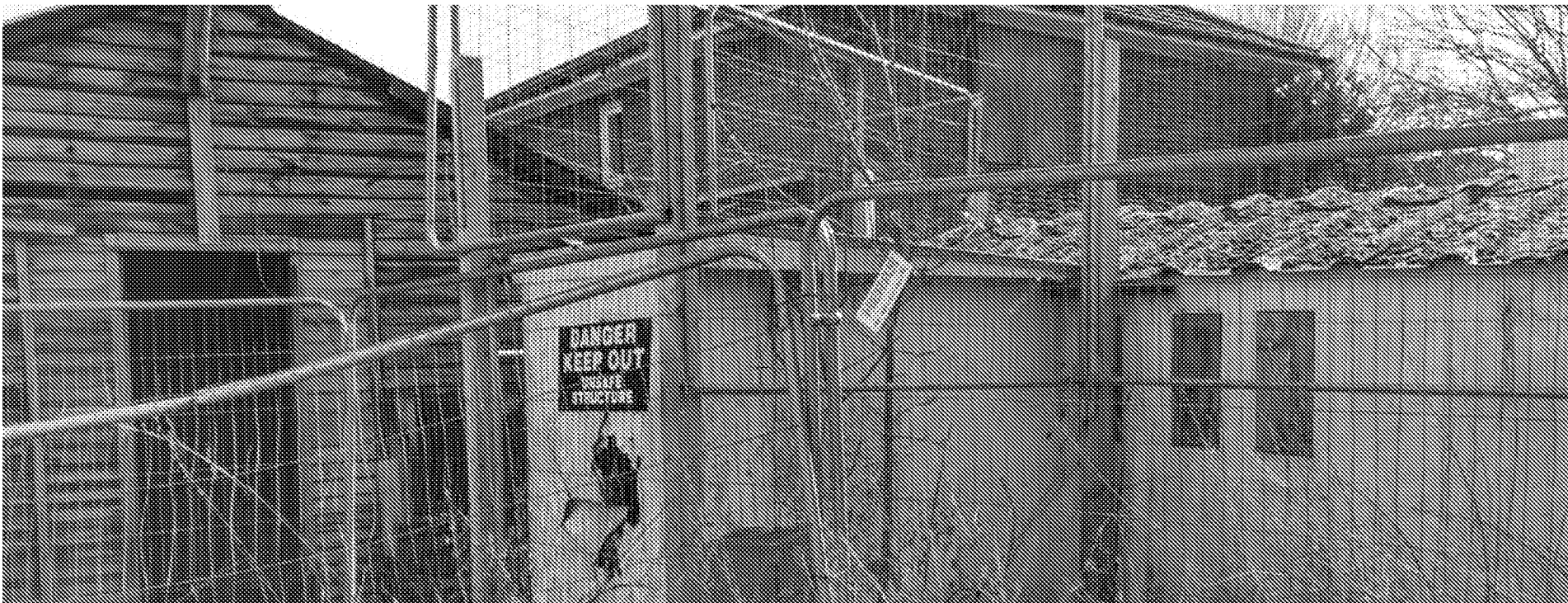
Today’s exhibition has been arranged to provide you with an opportunity to review and provide feedback on our proposals ahead of the submission of a planning application to Arun District Council (ADC).

Before you leave, please fill out one of the comment forms available or take a freepost envelope so that you can do this at home. Alternatively, you can email your comments to FrontierEstates@becg.com.

We hope you will find this event informative and helpful. We look forward to receiving your comments.

AT THE EXHIBITION TODAY

- Policy context
- An overview of the proposals
- Design and landscaping
- Drainage
- Access, parking and highways
- About Frontier Estates’ care homes
- Next steps and timescales



Views of the site

POLICY CONTEXT

PLANNING HISTORY AND POLICY CONTEXT

Following the adoption of the Arun District Council Local Plan, the site now falls within the built-up area of the settlement, and is identified as suitable for development as part of the FP17 land allocation.

Planning permission was granted in February 2017 for the site’s redevelopment with a total of 13 residential dwellings and associated landscaping, parking and access. The built form of this planning permission was oriented to lie adjacent to the eastern and northern boundaries of the site with amenity space to the south.

The principle for redeveloping this site has been established through its inclusion in the settlement boundary and the approval of residential development on the site.

ANTISOCIAL BEHAVIOUR AND VANDALISM

The site has been disused for a number of years and is currently an eyesore. The site has steadily attracted anti-social behaviour over the years. More recently, with the buildings on site deteriorating, reports of anti-social behaviour on site have become more and more frequent.

Our plans will holistically redevelop this site and bring forward a sensitive scheme that will significantly improve the site and prevent anti-social behaviour through passive surveillance.

WHY IS THE SITE GOOD FOR A CARE HOME?

- Within the urban area, adjacent to existing homes
- A sustainable location, close to local shops and community services
- The care home will complement the mix of existing uses in the area
- There is no existing concentration of care home provision within the locality

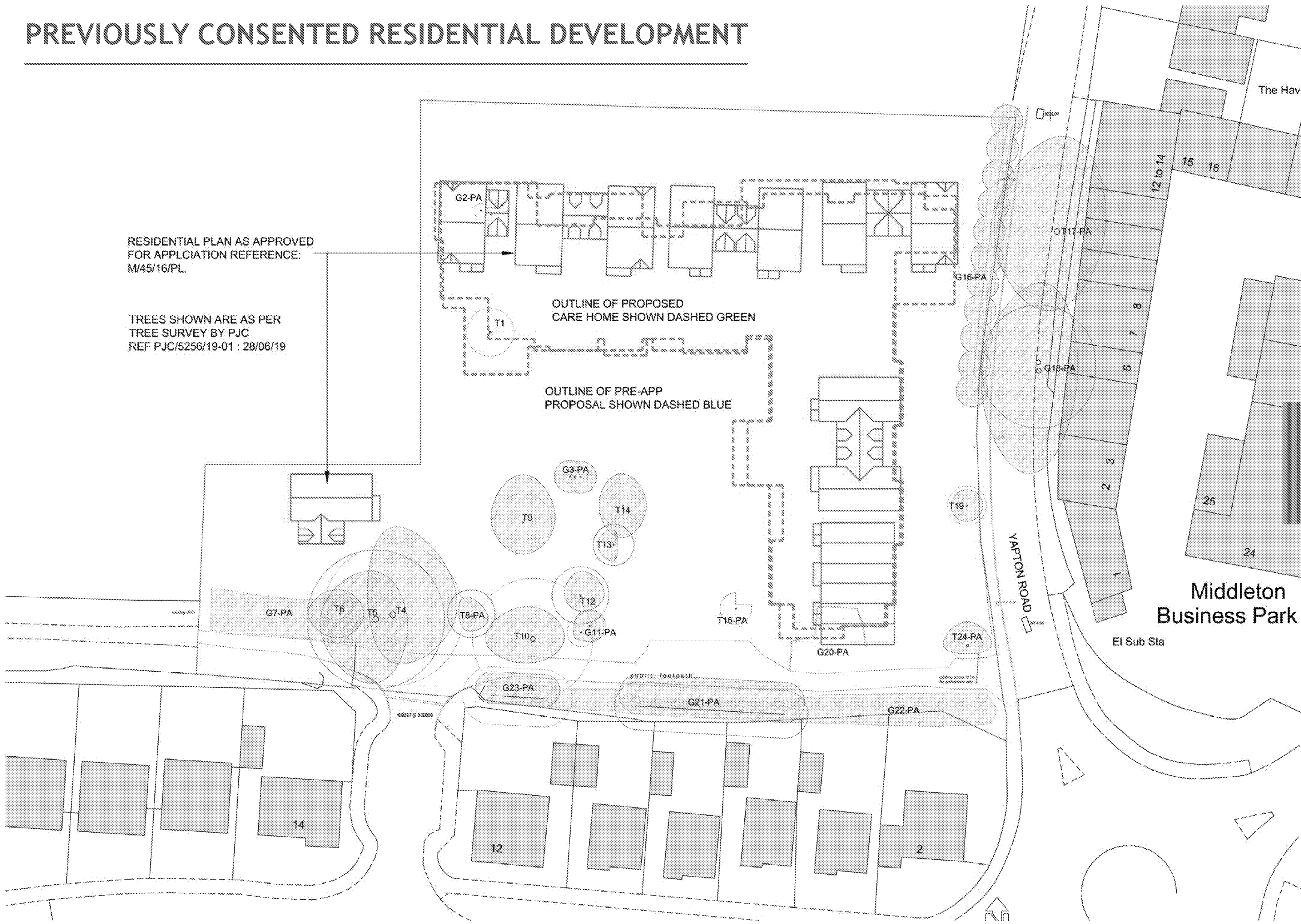
ADDRESSING A LOCAL NEED

There is a significant need both nationally and locally for the provision of housing that meets the requirements of older people. At a national level, the population aged 85 and over is projected to double from 1.7 million in 2018 to 3.4 million in 2030. In addition, the West Sussex Joint Care Needs Assessment highlights that the over 85s population is expected to increase by 16% over the course of the next five years.

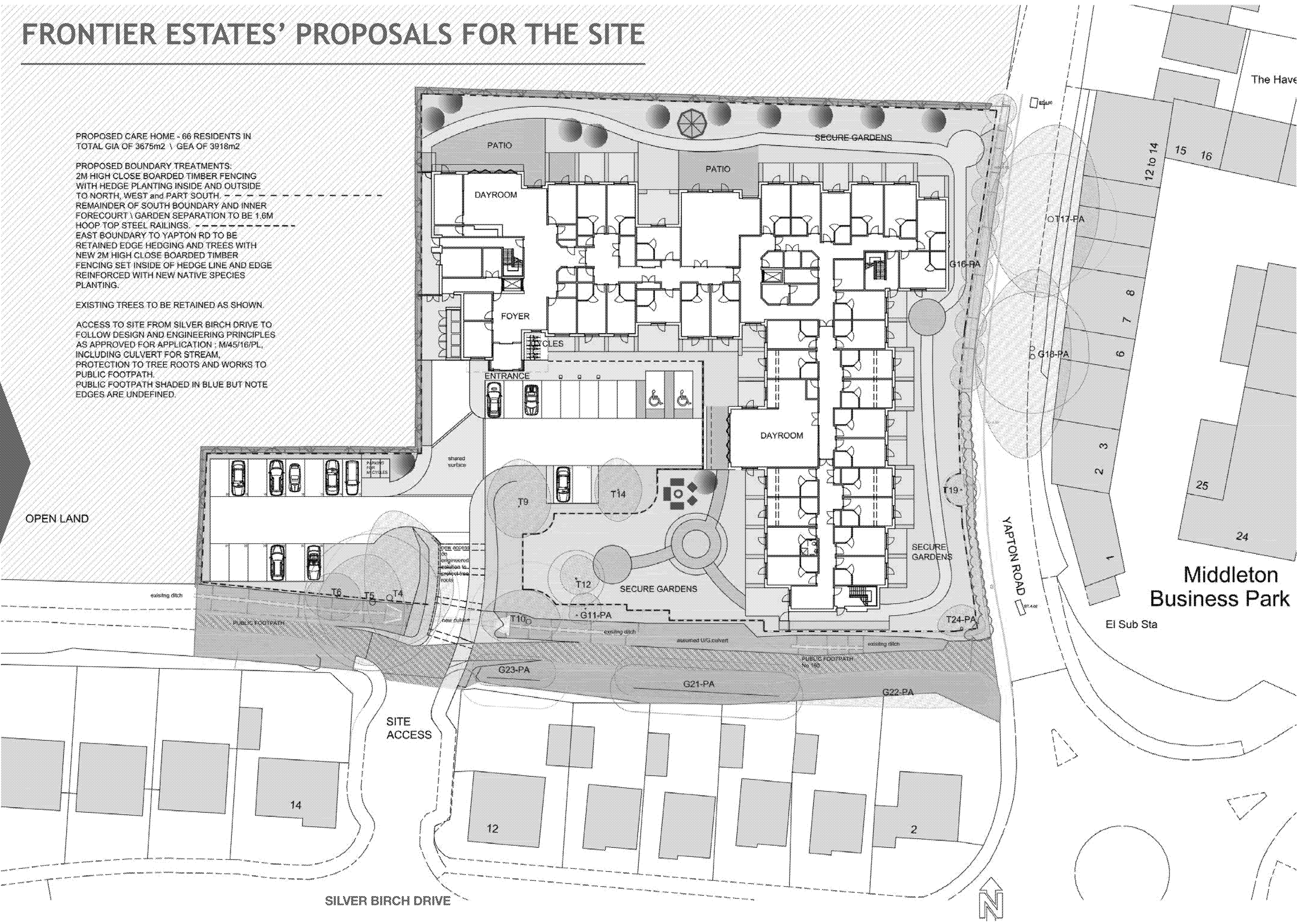
The level of current demand for market standard rooms within a one-mile radius of the site is equivalent to 113 bedspaces. Even accounting for proposed schemes, a minimum of two care homes of the scale proposed by Frontier Estates would be needed to keep pace with this growing demand.

Arun District Council’s Local Plan highlights that there is a need to support the growth of the local ageing population and offer a suitable type of accommodation that meets their needs.

PREVIOUSLY CONSENTED RESIDENTIAL DEVELOPMENT



FRONTIER ESTATES’ PROPOSALS FOR THE SITE



AN OVERVIEW OF THE PROPOSALS

Frontier Estates’ plan would regenerate the site and deliver:

• A new 66-bedroom care home

• A low rise, sensitively designed building

• Landscape amenity areas and sensory gardens, with comprehensive planting across the site

• Spacious communal and amenity spaces incorporating a café/bar/ lounge, hairdressers, cinema room, activity rooms, lounges, dining spaces and quiet rooms

• An on-site kitchen and laundry

• 24-hour care provision and dedicated staff facilities, including a lounge, training area and changing rooms

• Resident bedrooms all equipped with en-suite bathrooms designed for safety and accessibility

• A total of 26 on-site car parking spaces, with dedicated spaces for deliveries and ambulances

DESIGN APPROACH

Our proposals will deliver a high-quality new building, which is sympathetic to its surrounding area and respects the local vernacular of Silver Birch Drive. In evolving the layout and design of the building, our architects have responded to a number of important considerations, including:

- Designing the proposals to reflect the previously approved residential development, with the built form to the eastern and northern boundaries of the site

• Incorporating a variety of set-back elements, differing eaves lines and stepped roof ridge heights to provide visual interest in the long range views

• Protecting the important mature trees along the boundaries of the site

• Enhancing the boundaries with further planting and hedging to soften the appearance of the proposals in the street scene

Taking the above into account, the proposed design of the care home:

- Is a two-storey building, which utilises the roof space to provide back-of-house facilities

• Adopts a massing form and ridge height that respond to the residential nature of the surrounding area

• Maximises the south-facing aspect for garden space

• Includes pitched roofs using local precedent materials including clay and slate tiles

• Features external walls clad in a variety of render, brickwork and art-stone detailing

MATERIALS



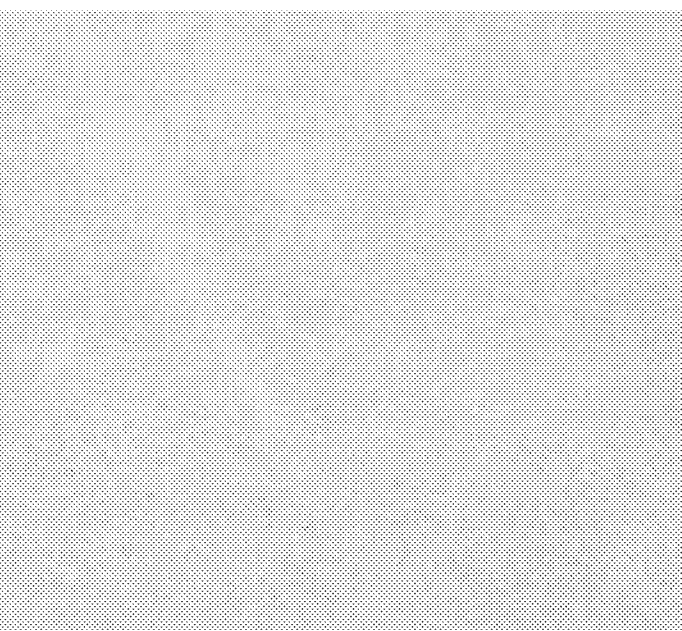
Brick:
Dark Brown / Red



Stone detailing:
Buff



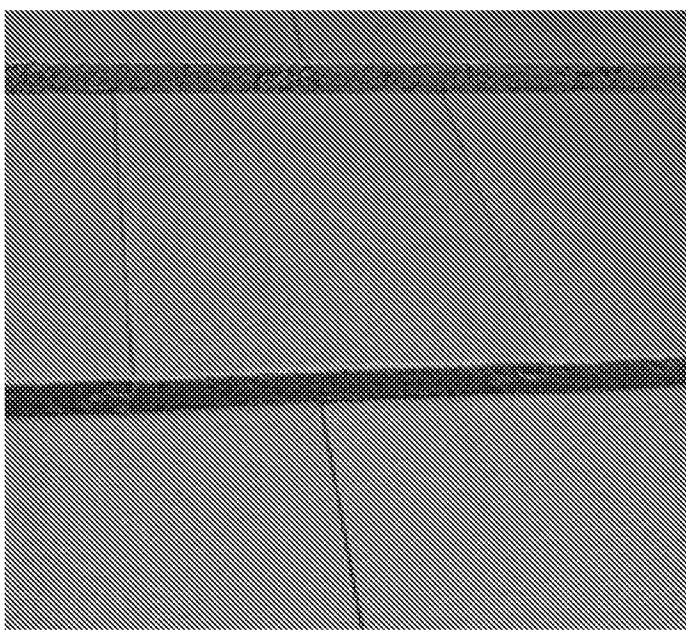
Roof tile:
Old English red



Window cills, lintels,
surrounds: Portland White



Render:
Granite Grey



Roof tile:
Smooth Grey



CGI of the proposed development

DESIGN AND LANDSCAPING

OUTDOOR SPACE AND LANDSCAPING

The layout and comprehensive landscaping proposals would also incorporate beautiful outdoor spaces for our residents to enjoy. The proposals include:

- An enhanced frontage to create a soft, green entrance, which will provide seasonal interest and enrich biodiversity
- The retention of the drainage ditch along the boundary with the public footpath and its enhancement with additional planting
- South-facing gardens with external green corridors and seating areas to encourage outdoor activity and interaction with nature
- Secure boundary treatments, softened by mixed shrubs, hedging and native trees

In addition, we are proposing the retention of the majority of the existing mature trees on-site and their enhancement with a range of new trees, shrubs and wildflowers across the site, to help boost biodiversity and provide a suitable transition between the residential dwellings to the south and the open space to the north of the site.



Scented garden - Planting might include:



All round seasonal interest - Planting might include:



Enriched biodiversity - Planting might include:



Summer colour - Planting might include:



Relaxation garden example



Sensory garden example



Activity garden example



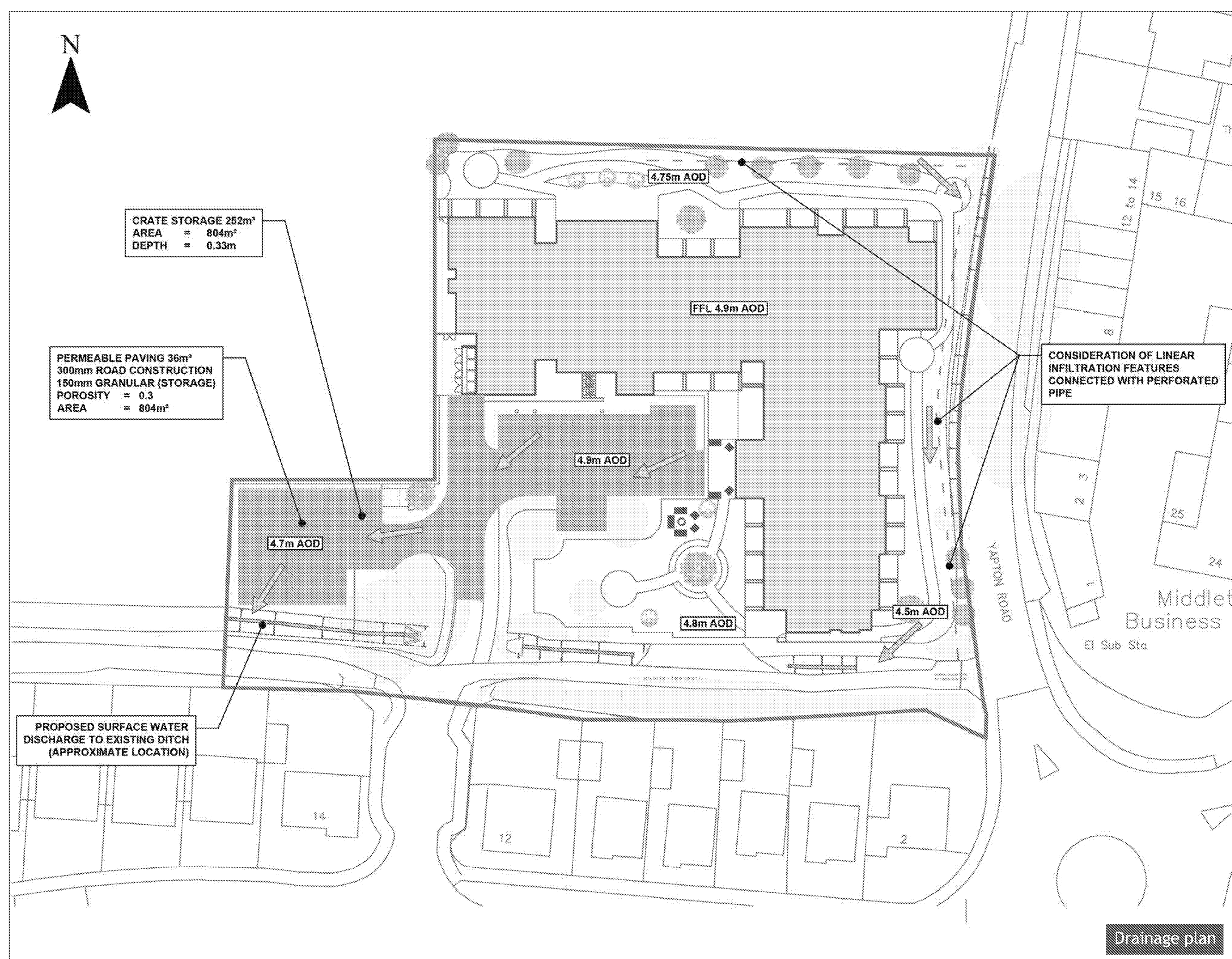
DRAINAGE

The site has been found to have very low risk of flooding, however, we understand that drainage is an important consideration and our proposed drainage strategy includes a range of Sustainable Drainage Systems (SuDS) solutions that will ensure that surface water is effectively managed to drain away sustainably for the lifetime of the development (including the effects of climate change).

The emerging strategy will provide:

- The roof areas to be suitably drained with sufficient opportunity for infiltration to the ground, where possible, to the underground attenuation tank
- Permeable surfaces throughout the development, including pavements and car parking areas
- A restricted water discharge point to the existing drainage ditch to the south of the site, which will be enhanced to ensure there is suitable overflow capacity from the site
- A lowered kerb to the parking area to ensure that excess surface water is routed away from the building, and safely into the drainage ditch

The drainage strategy will be submitted as part of the planning application and assessed by Arun District Council, and West Sussex County Council (the Lead Local Flood Authority).



ACCESS, PARKING AND HIGHWAYS

The plans have been designed to encourage sustainable transport use, promoting walking, cycling and public transport, where possible. In addition, a Travel Plan will be developed that continues to support sustainable transport use throughout the life of the development.

ACCESS

The site will be accessed from the existing spur on Silver Birch Drive, which currently leads to the former Poultry Farm. The vehicular access will be designed to ensure the protection of tree root zones and to promote lower speeds.

The proposed layout ensures that all vehicles would be able to turn on-site, and deliveries, ambulances and refuse vehicles would be able to safely access the site without interfering with the residents or the existing neighbouring properties.

PARKING

Car parking will be provided for visitors and staff in accordance with Arun District Council’s parking guidelines. It is proposed that a total of **26 car parking spaces** (including two disabled bays) will be provided, which would be screened by the existing trees. This would be delivered alongside cycle and motorcycle parking, an ambulance bay, a set down area and a delivery bay.

Frontier Estates has extensive experience in providing appropriate levels of on-site parking based upon previous successful schemes. As the proposal is for a care home, residents will not own cars and provision is, therefore, only required for staff and visitors.

There are no resident staff and Frontier Estates does not anticipate that more than 50% of staff would travel in their own cars. In this case, with 66 bedrooms and a maximum of 20-25 staff on-site at any one time, provision for 26 spaces fully meets the parking guideline.

HIGHWAYS

A detailed highway audit has been undertaken, which will be submitted with a formal planning application to assess the highways impact of the proposal and to outline our approach to minimising car journeys. This audit has highlighted that the forecasted level of traffic generated from the care home will be relatively low, and its main periods of activity will not typically coincide with peak hours. It is, therefore, unlikely that the proposed care home will have a material impact on the local highway network.

EXAMPLES OF PREVIOUSLY APPROVED FRONTIER DEVELOPMENTS



ABOUT FRONTIER ESTATES

FRONTIER ESTATES’ CARE HOMES

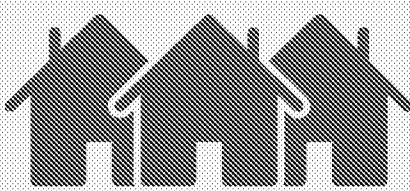
Frontier Estates has built an enviable track record of producing high-quality buildings and places, having completed around 150 projects across all sectors of the market since 1996.

Frontier Estates is one of the leading developers in the care home sector, having gained planning permission on more than 30 schemes over the past few years. Each of our schemes is designed on a bespoke basis to respond to the local context and meet the needs of our operators and their residents. Frontier Estates has worked with all the major operators in the market, including Barchester, Care UK, Anchor, Hallmark and Sanctuary.

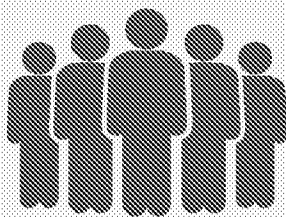


DELIVERING COMMUNITY BENEFITS

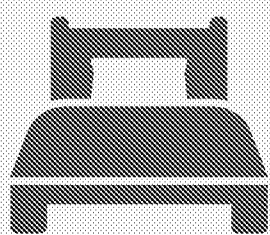
Our proposals for Middleton-on-Sea will be exemplar in terms of the standard of facilities and the provision of support and care. There are a number of wider community benefits that our scheme can deliver:



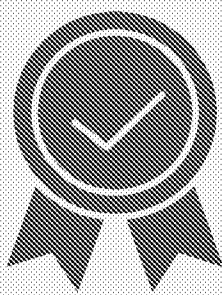
The proposals will contribute a valuable provision of new homes and care accommodation to meet a recognised and growing need in Arun, thereby increasing housing choice in the community



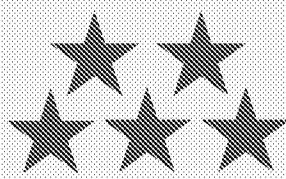
The development will create approximately **100 new jobs** within the care home (including both part-time and full-time positions)



Meeting a shortfall of market standard bedspaces: There is a shortfall of **113 market-standard bedspaces** within the primary catchment area, when taking into consideration the planned supply



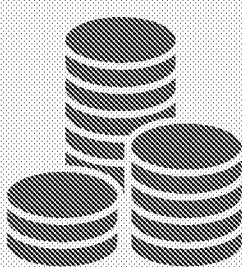
The care home will deliver the highest standards of care: it will be registered with the Care Quality Commission, providing 24-hour support and care for the frail elderly and meeting a full range of residential, nursing and dementia care needs, including end of life and palliative services



We work with our partners to achieve best practice standards for care accommodation and deliver state-of-the-art facilities, resulting in a long-term enhancement to the provision of care within the local area



The development will stimulate the local property market by releasing much-needed family homes when residents moving to the care home ‘downsize’, as well as smaller homes for first-time buyers further down the housing chain



Savings to the taxpayer - having dedicated care reduces bed blocking and reliance on hospital services

NEXT STEPS AND TIMESCALES

THANK YOU

Thank you for taking the time to attend today’s exhibition.

We hope that you found the event informative and we would be grateful if you could take the time to complete one of the feedback forms available.

Following the exhibition, we will review the feedback we have received and take this into account as we progress our plans.

Please note that, following the submission of our planning application, the Local Authority will undertake its own statutory consultation exercise, providing an opportunity for you to submit your comments to the Council.

Thank you.

GETTING IN TOUCH

If you have any questions you would like to ask after the exhibition, you can still contact us at any point by:

Calling us on our freephone information line:

[Redacted]

Emailing:
FrontierEstates@becg.com

PROJECT TIMESCALES

- **Summer 2019**
 - Review of consultation feedback
 - Further liaison with Arun District Council Planning Officers
 - Input of project team and preparation of finalised scheme
- **Autumn 2019**
 - Submission of a full planning application
 - Local Authority undertakes statutory public and stakeholder consultation
 - Review of consultation responses
 - Ongoing review by Planning Officers
- **Winter 2019**
 - Anticipated timescale for a decision on the planning application
- **Winter / Spring 2020**
 - Anticipated start on site, subject to planning permission



CGI of the proposed development

PRIVACY STATEMENT

By filling-in this form you are agreeing that BECG can hold and process your personal data in relation to this public consultation exercise.

- BECG will only share your personal data with Frontier Estates for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

BECG and Frontier Estates will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about the comments you've made.

BECG acts on behalf of Frontier Estates to run its public consultation activities.

ABOUT THE CONSULTATION

We welcome feedback from local residents and stakeholders on our proposals for Land West of Yapton Road (former Poultry Farm), Middleton-on-Sea, and believe that the views of the local community are important.

Please provide all feedback responses by Friday 30th August.

YOUR DETAILS

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process.

YOUR CONTACT DETAILS

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Title (Miss/Mrs/Ms/Mr/Other):	Address:
First Name or Initial:	
Surname:	
Postcode:	
Age Group (please circle):	Telephone:
Under 16 Over 16	Email:

***PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS**

Once completed, please fold this feedback form in half and post it into the ballot box before you leave the event.

If you wish to fill it in later and return it by post, please place it in an envelope and return it to:

Exhibition Response, B E C G, The Pump House, Garnier Road, Winchester, SO23 9QG. You must affix a stamp, unless you have a prepaid envelope.

Data Protection

We hold all personal data in accordance with the General Data Protection Regulation (GDPR) (EU) 2016/679 and your personal data will not be transferred outside of the European Economic Area. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address becg.com/dp or by contacting us on 01962 893 893 / dataprotection@becg.com.

1. Do you support the principle of delivering a specialist care home at this site?

Yes ☐

Yes with reservations ☐

No ☐

Please explain your answer below:

2. Do you have any specific comments on the design or layout of the proposed care home?

3. Do you have any other general comments?

19118/0819

CONTACT US