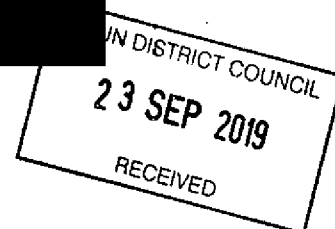


7 Juniper Close, Bognor Regis PO22 6SD



Karl Roberts
Director, Planning and Economic Regeneration
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
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19 September 2019

Dear Mr Roberts

Reference Planning Application m/80/19/PL

The new developers of the now-derelict Poultry Farm site off Yapton Road in Middleton-on-Sea, Frontier Estates, seem to grossly underestimate the amount of traffic the Care Home will generate and the amount of on-site parking required.

The exhibition at St Nicholas' Church on 22 August looked very promising but a closer inspection of the plans reveal some alarming shortcomings. The brochure says the provision of parking is in accordance with ADC guidelines. But these are guidelines: *each site must be considered in relation to its surroundings.*

Only 26 car parking spaces at this site is unrealistic. If there are 20 - 25 staff on site at any one time, with three 8-hour shifts, at changeover the number doubles for a period. The brochure anticipates that only half the staff will use their own cars. Perhaps a few will share cars, others come by bus. The nearest bus (Route 600) runs through Middleton village, starting at 6.57 am Monday to Friday, and 7.16 am on Saturday. The last bus runs from Middleton-on-Sea at 9.10 pm. So late evening weekday staff changes cannot travel by bus. There is no Sunday service. The walk from the Care Home takes 10 minutes and the road is unlit.

Other visitors with cars, vans, minibuses etc such as doctors, nursing specialists, cleaners, hairdressers, perhaps entertainers, priests, health inspectors, repair engineers need parking. Short-time parking space is also needed for ambulances, dustcarts, food and medical supply vehicles, minibuses for residents' days out etc, police and fire engines...

So where do visiting relatives and friends park? The obvious answer is that they will have to search nearby streets for parking spaces. Silver Birch Drive is already packed with cars overnight: the people who live here have first claim.

With this volume of traffic connected with the Care Home the access from Silver Birch Drive is clearly inadequate. The existing tarmac cul-de-sac has two parking lay-bys and when these are in use is just wide enough for two cars to pass (5.9 metres). Commercial vehicles could not pass.

The developers' plan shows single track access north of the footpath for some 20 metres (there's no scale on the brochure plan, but it is two-thirds of the width of the existing access road at its mouth from Silver Birch Drive, i.e. 3.9 metres) so ambulances and utility vehicles will need traffic lights or enormous cooperation and courtesy.

I strongly suggest that the developers must consider a different access to the site. Access from the Dukes Motors roundabout is, I understand disallowed by the Highways Authority: but this roundabout could be enlarged if land was purchased from the industrial park. Or an access turning could be made on Yapton Road opposite the four houses north of the industrial park: this would lead directly into the Care Home site.

Thinking further ahead we read in the press of the plans to dual the A259: these would almost certainly require a roundabout at Comet Corner. (Incidentally this would likely help the increasing problems faced by north-south and vice-versa drivers at Comet Corner) The likelihood of further housing development north of the Poultry Farm site would certainly require a new road from Comet Corner, which could provide access from the north to the Care Home. During the construction phase of the Care Home, a temporary roadway of the sort used at Goodwood motor events for example, could be installed for the heavy vehicles.

Please *think*, and *plan*, *ahead*. I would be grateful for your opinions on these suggestions.

Yours sincerely



Tim Bell, retired LGO

cc

Matt Croger, Development Director, Frontier Estates Ltd, 25 Oldbury Place,
Marylebone, London W1U 5PN

Nick Gibb MP: by email

Kevin Smith, Bognor Regis Post: by email

Bognor Regis Observer: by email

Littlehampton Gazette: by email

Joe Lake, Middleton-on-Sea Parish Council: by email

Cllr Hugh Coster: by email