

Diane Davies
7
Alder Way
PO22 6SF

Your Ref: OWPC24604
Our Ref: M/80/19/PL 16-09-2019
Please ask for:
Mrs A Gardner

15th October 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision
Former Poultry Farm Land West of Yapton Road Middleton on Sea

Thank you for your internet representation made on 14th October 2019 which has been recorded as '**an objection**' with the comments as follows:

As mentioned by previous letters of objection this application should be rejected on several levels. In terms of access, this would be little wider than my small single garage entrance. The head height would not allow a fire engine to access the property without damaging TPOs. I also understand that no monetary contribution will be made by the developer towards a safe junction at Comet Corner.

The property developer's argument for the development is that with an ageing population, more care homes will be needed in our area, and, it will create jobs. When you examine the causes of the current crisis in the care sector, the above argument is pure fiction. A Competition and Markets Authority report published on 30 November 2017 concluded that local authority funded residents are unlikely to be sustainable at the current rate of Local Authority pay. This is supported by the fact that 100 care homes closed in 2018 and 400 in the last five years. That's 20% of the market! And, as a result of closures, jobs have been lost. With the continuing decline in under-funding, surely the only people to benefit from the new state of the art care homes will be the private super wealthy clientele i.e. not the average Arun elderly resident - oh and of course, the profits made by the property developer?

Why should developers build new care homes on green field sites rather than taking on projects on former care home sites i.e. brown field sites (or indeed on other commercial sites, of which there are plenty as a result of the reversal of fortunes in the retail and food and drinks sector)? In doing so, these developments would benefit from the existing infrastructure - access, parking, doctor's surgeries; whilst retaining a skilled work force already available in these areas.

At the beginning of October 2019, all care homes close to the site have vacancies for dementia care. In addition, as of May this year, a new state of the art 80 bed specialist care home in nearby Yapton Lane, Walberton opened. It currently has 56 vacancies of which 30 are dementia care spaces. Frontier Estates are currently building two large new care homes in neighbouring Chichester and Angmering. Consequently, if we build this 66 bed care home on this green field site without proper consultation and planning for future needs, it may result in the developers applying for a change of use should they fail to fill the spaces and make the care home viable.

Furthermore, this developer has proven to be unsympathetic to local concerns. Frontier Estates, is a multi million pound making property developer with building projects in the hotel, retail and education sector as well as the health care sector. According to the Oxford Mail and Berkshire Live respectively residents have objected on the basis that a nearby care home is only two thirds full; there is a lack of parking for the homes; poor access and increased traffic on an already busy road; and changes to the plans from a

single two storey building to a three storey building; plus, homeowners have been approached to sell their homes which will be bulldozed to make way for large student accommodation blocks.

Yes, we need to plan for specialist care homes for the future but we need to sustain and improve our existing stock and not buy up land indiscriminately and gamble on the fact that sensible planning for the future comprising of professional town planners, environmentalists, ecologists and road safety analysts is currently non existent. I despaired over some of the ill informed consultation report documents on the website! Please see through the motivation of this developer. There are alternatives which are more commonsensical.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning