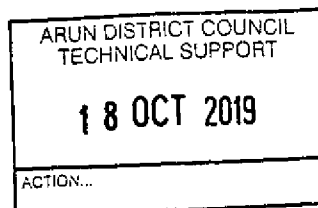


Grasmere, Ancton Lane, Bognor Regis, West Sussex PO22 6NL



17th October 2019

Karl Roberts,
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Sir,

Re. Planning Application M/80/19/HH - Poultry Farm, Yapton Road, Middleton-on-sea

While I do have objections, listed below, I must first say that I am incredulous that after the WSCC's attempt at the beginning of the year to find a house builder to buy the land for the 13 houses that had been given planning permission failed, that Frontier Estates (who describe themselves as a major player in the UK property market) suddenly come along - buy the land (as well as a footpath that I didn't know could be done) for a lot of money which has only planning permission for 13 houses? West Sussex have fought for years to get the permission for 13 houses - I do not understand, if a house builder didn't want the land with this permission (**WSCC** agents were commissioned at the beginning of this year but **failed to find a buyer**) why someone would come along and buy with the intention/hope to build such a very large 66 bed end of life Dementia Care Home, when previously there was planning for 13 homes ?

If the **CEO of Frontier Estates, Mr. A. Crowther**, had thought it such a good idea maybe he should have spoken with **WSCC** years ago or even with the **Group Head of Arun Planning, Mr. N. Crowther**, to establish if this is an opportunity for a **Frontier Estates profitable partnership transaction (as they describe their developments on their website.)** The site has been vacant for at least seven years and WSCC have been trying to get just 13 houses built and have failed. Frontier, established in 1996, has a website that says they are always on the lookout for car showrooms, large pub sites and neighbourhood centres!

Writing about the Frontier website I see that they are the developer involved with the 75 bed care home on the St Wilfrids Hospice site, Chichester not many miles away. There are empty care homes in Bognor regis already available to be upgraded

I wish to object to the above Planning Application for the following reasons:

One of the main areas of concern is with the access. The care home will operate 24/7 - The proposed access via the Silver Birch cul de sac is completely unrealistic. With the current area of protected trees, access for a car would be difficult but it would be



impossible for large vehicles such as delivery lorries, refuse collection etc. In the first instance, large construction traffic would be unable to access the site.

The drawing they have presented doesn't seem to allow for more than one lorry for waste collections, food delivery lorries, etc without reversing as there is no turning circle.

Increase in traffic. Yapton Road and the roundabout junction of Silver Birch Drive and Ancton Lane have become increasingly busy since the building of the Felpham relief road. Residents of Middleton and Elmer all use this road to travel west to Chichester, north to access the A27 and east to Littlehampton using the already dangerous Comet Corner junction. Yapton Road is narrow and at peak times it is quite dangerous crossing anywhere near the roundabout. The footpath does not allow two wheel chairs to pass without going onto the road. As a dog walker - I cross Yapton Road several times a day and literally take my life in my hands every time I cross. The additional traffic caused by 25+ staff x 3 shifts, deliveries, doctors and associated medical staff, ambulances, refuse and waste collection on an already difficult junction and narrow road would be a disaster.

Overdevelopment of site. Previously planning was agreed by Arun for 13 homes - this application for a 66 bed end of life Dementia Care home is a complete overdevelopment of the site. The street scene from Yapton Road and Silver Birch Drive would be changed to the detriment of local residents.

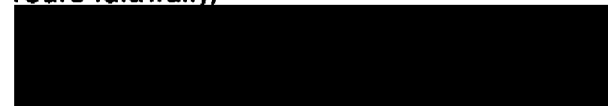
Unsuitability of location. I fully understand that in Arun we need to provide more homes for Dementia and the elderly, but this site is entirely unsuitable for such a home. Should any of the residents wander from the home, the surrounding roads are too dangerous. Staff in the main would have to drive to the home, there is only one local bus service which has a restricted timetable. Car share always sounds a good solution but in practise does not work because of shift patterns.

Drainage. This area of Yapton Road and the Poultry Farm has a history of drainage problems, along with Ancton Lane which is the lowest point in the area. The proposed 66 bed home with 66 ensuite bathrooms together with staff facilities and visitors would mean over 70 toilets being in use 24 hours a day. The drainage in the area simply cannot cope with this amount of sewage.

I am surprised that they say they have bought the footpath why and how - a path well used by dog walkers and pedestrians.

This site has been bought by developers in the expectation that Arun will grant planning permission for a 66 bed end of life Dementia Care Home, when previously there was planning for 13 homes. This application is for the wrong use of this site. I am sure there are many more suitable sites at locations locally where access, traffic, accessibility, drainage etc. would not be such an issue. In fact, as I am sure Arun well knows, there are **currently several empty 'Care Homes' in the Bognor Regis area.**

Yours faithfully,



S. Steve Christie