



From: T & S Kerss <[REDACTED]>
Sent: 15 January 2020 15:27
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Tim Kerss [REDACTED]
Subject: Proposed Residential Care Home (M/80/19/PL) - direct comparison with Dukes Motors to visualise mass of structure.

Dear Mrs Gardner,

I am writing to provide supporting evidence to the figures given in my letter to you of 10th January concerning the proposed care home which is the subject of Planning Application M/80/19/PL.

In his submission of 10th December 2019 Mr Adrian Kearley makes comparisons between the ridge line of the proposed structure and that of the industrial estate to the east. It is clear from the diagrams provided that he alludes to the highest building on that site; the Dukes Motors Spray Bay. This is the largest structure and many residents believe that its size alone makes it unsuited to a village location. However, it has been in existence before the residential houses, operates only in normal daytime business hours, provides adequate parking and causes no noise, light or traffic issues. It does not put pressure on local medical infrastructure either.

To help reach a decision about the suitability of the care home members of the Planning Committee may find it useful to visualise the sheer size of the proposed structure, and in this respect the spray bay size may be of some use.

To be clear, the spray bay is the large rectangular building highlighted on the aerial photograph at attachment 1. Photographs of the spray bay at eye level are shown on attachment 2.

The spray bay measured as accurately as I am able to is: 32.2m x 15.3m, giving a footprint of just under 493 m².

From Frontier's own plan and figures the footprint of the care home will be 1737m².

This shows that **the footprint of the care home building will be 3.5 x times bigger than the Dukes Motors Spray Bay. Both structures have a similar ridge height.**

To **visualise the size and impact of the proposed care home** one simply has to imagine 3.5 spray bays 'linked together as one structure'.

Reference back to the picture at Attachment 2 shows just how gigantic such a structure will be, and just how unsuited it would be to a small village, immediately adjacent to residential houses, and on such a small plot.

In addressing the question of planning approval for Frontier Estates' scheme I would ask that members of the Planning Committee imagine this in their minds' eye.

To help further I again attach (Attachment 3) the schematic of the proposed care home against the current houses on Silver Birch Drive to illustrate how the structure would monopolise the skyline.

Turning to other matters I note that following on from my letter of 10th January 2020 you have chosen to upload the email from Adrian Kearley dated 12th December 2019 and the Transport Summary Note dated 25th November 2019 again, both of which make (the same) claims that I question in my letter of 10th January 2020.

Why have these been uploaded again? Are they to be treated as the 'official responses' to my letter? If so, why have they not been addressed as such, and who authorised that they should be uploaded again?

To me this looks like a direct attempt to counter the figures and facts that I have provided, and therefore implies collusion by Arun District Council with Frontier Estates.

In my letter of 10th January I also referred to the fact that ADC have chosen to display as individual entries the one-line comment cards obtained by Frontier Estates by 'door-stepping' people in their homes. However, you have very recently chosen to group together 30 very similar submissions against the development as just three entries (in 3 bundles of 10) on your planning website. Again, why? Once again, it appears that ADC are giving maximum prominence to Frontier's submissions, whilst trying to hide those of local residents whose lives will suffer forever if Frontier Estates planning application is approved.

I hope that the contents of this letter, together with my submission of 10th January, will help the members of the Planning Committee visualise the true extent of the proposed structure, and infrastructure, and make them realise that a building of this immense magnitude, running a 24 hour operation on 365 days a year, is totally unsuited at the site in Middleton-on-Sea.

Yours sincerely,

Timothy Kerss

PDF copy and photos attached below:

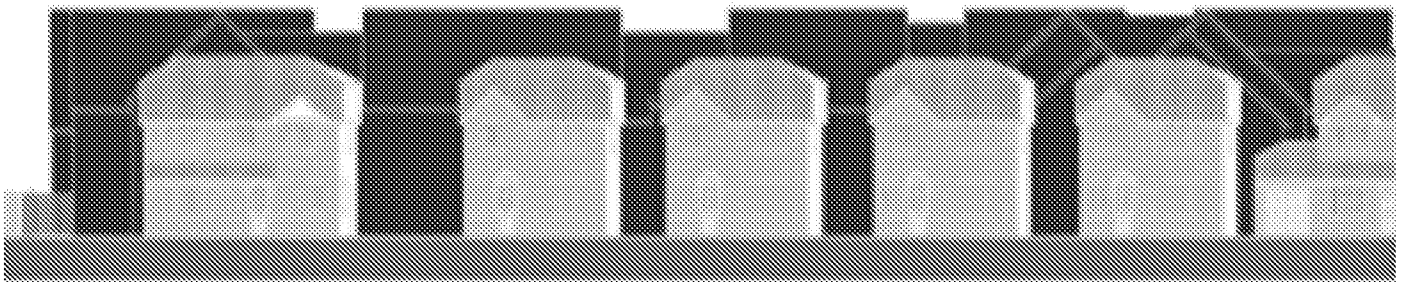
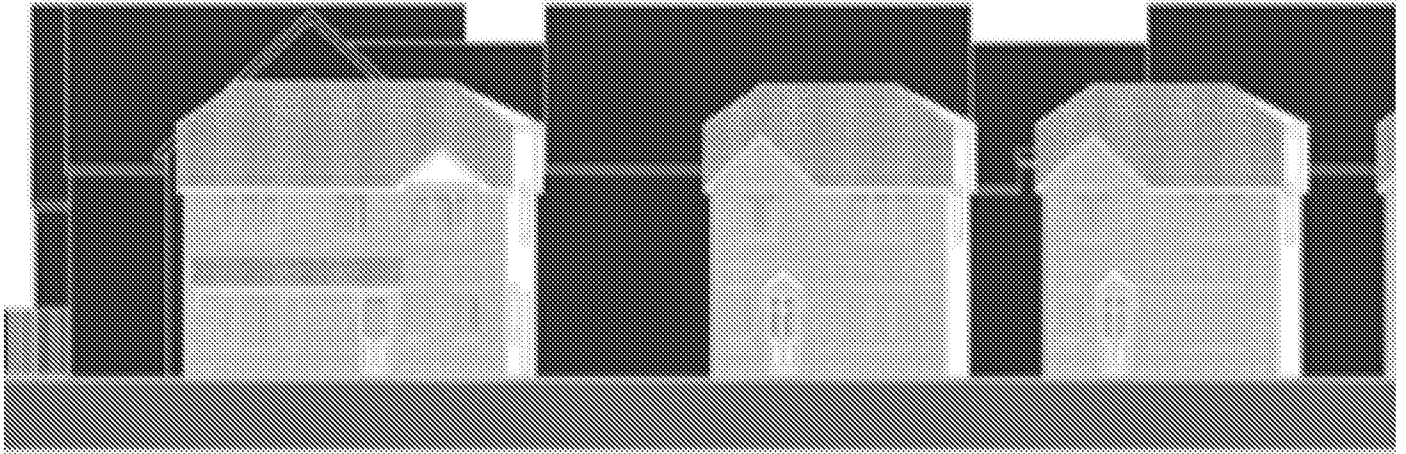
**Attachment 1: Dukes Motors Spray Building
(highlighted) with development plot and existing
adjacent residential houses:**



Attachment 2: Dukes Motors Spray Building from eye level:



Attachment 3: Diagram showing proposed care home behind existing dwellings:



SOUTH ELEVATION - EXISTING HOUSES WITH CARE HOME BEHIND.

3, Silver Birch Drive
Bognor Regis
West Sussex
PO22 6SE

Mrs A. Gardner
Principal Planning Officer
Arun District Council Planning Dept.
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

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