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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 04 February 2020 16:00

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: M/80/19/PL - Former Poultry Farm, Yapton Road, Middleton-on-Sea [PM-AC.FID4040182]

Please scan as additional correspondence and information from agent

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From: Adrian Kearley <[REDACTED]>

Sent: 04 February 2020 10:34

To: Juan Baeza <Juan.Baeza@arun.gov.uk>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: M/80/19/PL - Former Poultry Farm, Yapton Road, Middleton-on-Sea [PM-AC.FID4040182]

Dear Juan,

Thank you for forwarding the email yesterday from Councillor Dixon and for inviting the applicant to respond.

With regards to the general comments in respect of compliance with the Council's planning policies, this assessment has been made in full within your officer's report (which puts forward a recommendation for approval in light of this assessment) and within the applicant's supporting submissions. At no point in the officer's report is it suggested that this is an 'on balance' recommendation or that 'other material considerations' have been taken into account; the scheme is considered to be fully policy compliant. The conclusion to the officer's report states simply that ***'The proposal therefore accords with relevant development plan policies...'***

The comments from Councillor Dixon also appear to attach limited weight to the extant housing scheme on this site, which was previously approved by Members. This is very clearly a material consideration. Importantly, this extant permission has been an important factor in the design of the care home scheme. Similarly, while it may be appropriate to compare the care home proposal with the housing scheme in certain aspects, it is less appropriate to compare the care home scheme with the current site context as a former poultry farm. The site is within the Built Up Area Boundary and benefits from an extant consent.

Having regard to a comparison with the approved housing scheme, the local planning authority and the applicant have previously agreed the relevant figures and it is accepted that the care home results in an uplift in footprint and floorspace.

However, it is important to note that a care home proposal cannot be compared in a like for like manner with a housing scheme (particularly in respect of matters relating to density) and that the assessment should be one of the scheme's impact on matters relating to design, amenity, landscape and highways rather than a purely numerical assessment. This is the approach that has been adopted in your officer's report, noting that the care home follows the building lines and heights established through the extant scheme and that the building extends no closer to the neighbouring properties. The main difference between the two schemes, and which accounts for the uplift in footprint and floorspace, is that the care home is by necessity a deeper building than the previously approved housing scheme and that the care home fills the gaps previously occupied by garages. In design terms the latter is addressed through the roof profile of the care home, which remains broken up to add interest and to reduce scale. The maximum ridge heights of the respective buildings are comparable (9.3 metres and 10 metres). This represents an 8% uplift, not the 23% as has been suggested.

In light of the above, the applicant agrees with the conclusion in the officer's report that *'The increased footprint and increase in density is not overdevelopment given the landscaped space and buffer zone that is retained around the site and the ratio of built form to open should which does not adversely impact on the character of the area. The building will not appear cramped in relation to its site boundaries and will retain adequate space to adjoining development so that it does not appear overbearing or out of context with its neighbours.'*

On the specific issue of the impact of the proposal on protected trees, I am pleased to attach a non-technical summary prepared by the applicant's tree consultants which outlines the measures that are proposed to implement an engineered solution for the new site access to ensure the retention and protection of the ash tree (referred to as T4). The key fact is that the engineered solution being proposed is not materially different to that within the residential scheme previously approved by the Council and that the approach is supported by the Council's tree officer. Whilst the applicant is committed to retaining the tree (and controls can be put in place accordingly), it is relevant that the tree officer does not consider the tree to be of such merit to refuse its removal had an alternative solution not been put forward.

In respect of traffic generation, the extant permission was approved on the basis of generating 91 vehicle movements over a 24 hour period. The care home is calculated to generate 145 daily vehicle movements. These movements are spread across the whole day. Importantly, and in a favourable comparison with the approved

housing scheme, the care home will not generate significant traffic at peak times, with shift changeovers being outside of these hours. In terms of operational capacity issues on the local highway network, Silver Birch Road has a two-way flow of approximately 1,000 vehicles per day. When compared with the extant permission, the care home proposal will therefore result in a 5% uplift in daily movements on Silver Birch Road. This modest increase in traffic does not necessarily equate to an increase in congestion. As noted above, a care home is not peak hour intensive due to the nature of its 24 hour care and shift patterns.

Despite the comments made, the site is accessible by bus - the nearest bus stop located approximately 500-600 metres from the site by footway and is within a 5-10 minute walk. The 600 service has a frequency of 1 bus every 30 minutes in either direction and the service covers all staff shift changeovers.

With regards to the wider highways impact, there is no objection from the WSCC, who are the highways authority on this matter.

Aside from the above, the note from Councillor Dixon does not allude to the significant planning benefits of this proposal. These are reiterated in the briefing note, as attached, which has been issued separately to members of the Planning Committee. This includes the benefits of new, high-quality care home provision for which a local demand and under-supply has been clearly substantiated. The applicant is an experienced care home developer and has never promoted or invested into a scheme where the viability of the care home has been in question.

Finally, a number of comments are made in respect of the Council's position in the event of a subsequent planning appeal. This is clearly something that the applicant would wish to avoid, but it is in any event an issue on which it would be more appropriate for the Council's legal team to respond

Kind Regards



QED PLANNING

Adrian Kearley

Managing Director



FRONTIER ESTATE'S PROPOSALS FOR THE REDEVELOPMENT OF LAND WEST OF YAPTON ROAD (FORMER POULTRY FARM), MIDDLETON-ON-SEA



Following consultation with local residents, community representatives and Council Officers, Frontier Estates is pleased that our plans to redevelop the former Poultry Farm with a new 66-bedroom care home for the frail elderly, are recommended for approval.

Our proposal will bring forward a sensitive redevelopment of a site that has been identified as suitable for regeneration, that will complement the character of this part of Middleton-on-Sea, contribute towards local housing targets, and fulfil a significant local need for this type of specialist care accommodation.

Frontier Estates is committed to consulting communities and elected representatives in the areas where it seeks to build.

We hosted a public exhibition in August 2019. Over 1,000 local households were invited to the exhibition, with approximately 100 residents and stakeholders attending on the day.

Frontier Estates' has also continued to keep local neighbours engaged both before and after the submission of the planning application.

This briefing document provides you with details of how Frontier Estates' proposals address the key considerations raised throughout the consultation process.

OUR PLANS FOR THE SITE

Our proposals will deliver a high-quality new 66-bedroom care home, which is sympathetic to the surrounding area and respects the local vernacular of Silver Birch Drive. The plans include:

- Low-rise, sensitively designed building
- Spacious communal and amenity spaces, incorporating a café / bar / lounge, hairdressers, cinema room, activity rooms, lounges, dining spaces and quiet rooms
- Extensively landscaped amenity areas and sensory gardens
- 24-hour care provision and dedicated staff facilities on-site
- Resident bedrooms that are all equipped with en-suite bathrooms designed for safety and accessibility
- A total of 29 on-site car parking spaces, with dedicated parking for ambulances and deliveries, along with electric vehicle charging points
- A well-considered strategy for the drainage of surface water on-site, including the provision of a Sustainable Drainage System (SuDS), to ensure there is no adverse effect on the surrounding properties for the lifetime of the development.

DELIVERING COMMUNITY BENEFITS



The proposals will contribute a valuable provision of care accommodation to meet a recognised and growing need in Arun



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



The care home will deliver the highest standards of care and will be registered with the Care Quality Commission, providing 24-hour support and care for the frail elderly



Stimulating the local property market by releasing much-needed family homes when residents '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

Your Planning Officer comments *"The development would be in-keeping with its immediate surroundings and would not conflict with the aim of Local Plan policy D DM1 to protect and enhance the quality of the environment and protect neighbouring residential amenities."*

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.

The site has been disused for many years, is currently an eyesore and has steadily attracted anti-social behaviour over the years. Our plans represent a holistic redevelopment to bring forward a sensitive scheme that will significantly improve the site, whilst responding to a local need for specialist care accommodation.

DRAINAGE

We understand that drainage is a very important consideration when redeveloping this site, for both local residents and stakeholders.

Whilst the site is located in an area at low risk of flooding, as part of the application, we are proposing a package of SuDS measures to ensure the surface water is effectively managed to drain away sustainably for the lifetime of the development (including an allowance for the affects of climate change).

These measures include:

- The roof areas to be suitably drained with opportunity for infiltration to the ground, where possible, along with the use of attenuation features to reduce the flow rate from the site
- Permeable surfaces throughout the development, including pavements and car parking areas
- A controlled water discharge point to the existing drainage ditch in the south of the site, which will be enhanced.
- 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

These measures have been reviewed by the Lead Local Flood Authority and Arun District Council's Drainage & Coastal Engineer, and subject to conditions, they have no objection to the plans.

LANDSCAPING AND TREES

Frontier Estates has carefully considered its plans to ensure the proposed building responds sensitively to the surrounding area.

We will retain existing mature trees, including a protected ash specimen next to the proposed access into the site.

Frontier recognises this tree is particularly valued by the community and is just as keen to preserve it as the residents and stakeholders who have raised this important issue.

It can be confirmed that the latest proposals include robust safeguards to protect the ash, along with the same access alignment as was approved in the previous application for 13 homes on the site.

To ensure the ash remains healthy, a full package of protection measures is proposed, including:

- Before construction, barriers will be installed, restricting access to root protection areas. Any digging near the tree will be done by hand.
- A shed which is currently built over the tree's root system will be removed.
- The new access road will be constructed using no-dig techniques which eliminate the potential for disturbing the tree's roots.
- The new road will be constructed from materials designed to spread the weight of vehicles evenly to minimise underground disturbance.

Additionally, Frontier not only aims to preserve existing trees but intends to plant new ones. These will be along the site's northern boundary to retain the green outlook across the fields to the north. This is based on the advice of the Trees team at Arun District Council.

HIGHWAYS AND ACCESS

The proposed development would retain the current vehicular access into the site via Silver Birch Drive, and this would be upgraded as part of the development.

It should be noted this approach was also proposed in the previously approved plan for 13 dwellings.

Following the submission of the stage 1 road safety audit, West Sussex County Council highways team has confirmed that it has no objection to the proposals, subject to conditions.

Additionally, Frontier Estates' transport consultant has undertaken an analysis into the expected vehicle movements to and from the site.

It is anticipated that the proposed care home will not generate significantly more traffic during peak times compared to the previously approved housing development.

Throughout the consultation process, Frontier Estates has worked extensively to accommodate practical solutions to satisfy stakeholders, wherever possible.

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 29 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.

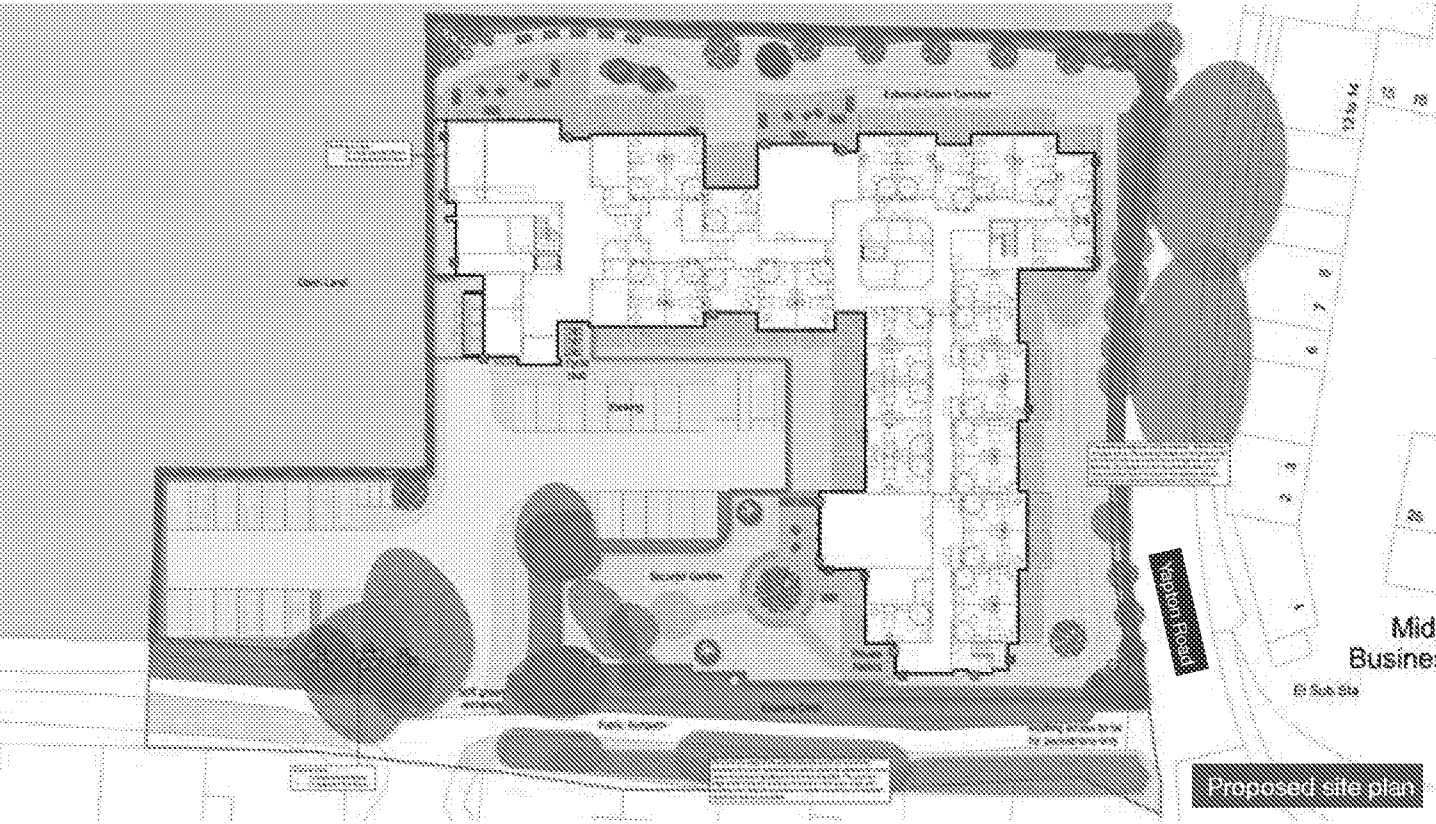
Owing to the nature of shift patterns, it is likely that there will be no more than 20-25 staff on-site at any one time, with typically only 50% of staff driving directly to work.

Given the above considerations, coupled with the site's reasonable proximity to local public transport, it is anticipated that there will be no overspill onto the surrounding residential roads.

In the unlikely event that there is temporary overspill, a Travel Plan will be implemented to prevent this happening in the future.

Nevertheless, as a result of feedback received during the consultation from local residents on parking provision, Frontier Estates increased the number of spaces proposed from 26 to 29.

Your Planning Officer comments *"The proposed building would have an identity that would be easily recognisable to residents and the local community and in this respect would contribute towards health and well-being."*



Your Planning Officer comments *"The tree survey and arboricultural protection plan demonstrate that the demolition and construction elements of the scheme allow for the long-term retention of protected trees and ensures they remain a prominent feature within the site."*



Your Planning Officer comments *"County Highways are satisfied with the level of car parking provided... the car parking numbers are consistent with those accepted on other recent care home schemes in the area"*



STATUTORY CONSULTEES	
Highways: No objection, subject to conditions	Ecology: No objection, subject to conditions
Natural England: No comments	Southern Water: No objection
Tree Officer: No objection, subject to conditions	Drainage Officer: No objection, subject to conditions
Lead Local Flood Authority: No objection, subject to conditions	Secure by Design: No objection, but several detailed observations

ADDRESSING A LOCAL NEED

There is 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.

Arun District Council's Local Plan states 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.

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.

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.

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.

Frontier 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.



COMMUNITY SUPPORT FOR FRONTIER ESTATES' PLANS

Frontier Estates spent some time in the community canvassing local residents, to ensure that they were aware of the proposals. Whilst there were residents in objection to the scheme, the team did receive some supportive comments, including:

"No objection - care homes needed locally"

- Resident, Middleton-on-Sea

"There is much demand for this type of facility today and this would only increase during the coming years as we experience a growing, aging population"

- Resident, Middleton-on-Sea

"It's a great idea" - Resident, Middleton-on-Sea

"I have no objections, we always need care homes"

- Resident, Middleton-on-Sea

"I think it's a good thing to have a care home"

- Resident, Middleton-on-Sea

"Like the idea of the development"

- Resident, Middleton-on-Sea

"I unequivocally support the building of a much needed care facility... currently local people with dementia needing to go into care, would have to look outside of the village to find a bed... please do not allow the objections of a few affect the well being of many"

- Resident, Middleton-on-Sea

"This has my support as the impact will be far less than houses" - Resident, Middleton-on-Sea

"I think it would be a very good idea, as it is a care home being built for people in need of full time care"

- Business, Middleton-on-Sea

"More care facilities needed in area. Already have huge influx of new homes" - Resident, Middleton-on-Sea

"Very good idea" - Resident, Middleton-on-Sea

"I feel it is a good idea and fully approve. Something like this is needed and it seems very well planned out" - Resident, Middleton-on-Sea

"Care homes are needed as the elderly can get lonely and care homes encourage socialising" - Resident, Middleton-on-Sea

"I feel a care home development is a good idea for this site." - Resident, Middleton-on-Sea

INFORMATION

If you would like information on the planning application or have any questions, please contact the Frontier Estates project team via the Freephone information line on [REDACTED]

PJC Reference: 5256/19
Planning Application Reference: M/80/19/L



3rd February 2020

To Whom It May Concern:

RE. Proposed care home development at land west of Yapton Road, Middleton-on-Sea.

Following submission of the planning application to construct a new care home (use class C2) on land at the former poultry farm west of Yapton Road, Middleton-on-Sea, this letter seeks to provide clarification and reassurance that the proposed tree protection measures and implementation methodologies are sufficient to protect the vitality and longevity of Tree Protection Order (TPO) protected tree, T4 – ash, at the site entrance during the development and operational phase of the proposed scheme.

PJC undertook the arboricultural work for the approved residential development scheme on the site (planning application reference: M/45/16/PL), and have been retained by Frontier Estates Limited to undertake an arboricultural assessment for the proposed care home scheme. PJC's work includes an assessment of the proposed engineered access road solution, which is not materially different to the access solution approved by Arun's Development Control Committee as part of the previously approved residential scheme.

PROPOSAL SUMMARY

The proposal seeks to develop the site to accommodate a new 66 bed care home with 24-hour on-site care provision, landscaping and parking. Access to site is currently via a metal five bar field gate that crosses a culverted ditch from Silver Birch Drive. In order to accommodate larger vehicle sizes and simultaneous use by pedestrians, it is proposed that a new, slightly wider, access road with adjoining footpath be installed in place of the existing access. A new site access will provide access from Silver Birch Drive for all vehicles, pedestrians and cyclists. This has been designed so that it is aligned exactly as per the approved access road for the residential scheme. As such, the arboricultural assessment and implications are not different than for this previously approved scheme.

CONCERNS

Stakeholder concerns relate to the potential for construction activities, in particular during the construction of the new access road (which partially falls within the root protection area (RPA) of T4), to negatively and irreversibly affect tree T4 located west of the site access.

NEW SITE ACCESS DESIGN

Prior to any demolition/construction traffic or activities commencing on site, the new site access is to be installed preventing damage to the tree from vehicle impacts or compaction of the rooting medium. The existing culvert will be replaced/reinforced to accommodate the wider access road and increased traffic volume (which is itself no materially different than within the approved residential scheme). The design solution will consist of pre-cast concrete headwalls, as specified by an engineer and agreed by the project arboriculturist, with the



Rocks Yard, Victoria Road
Herstmonceux, Hailsham
East Sussex. BN27 4TQ.

resultant gaps between backfilled with topsoil. The new access road will be located further east than the existing culverted crossing (away from the base of T4), reducing the amount of T4's root protection area affected, and will be constructed using no-dig techniques which eliminate the potential for disturbing the tree's roots and compacting its rooting medium.

IMPLEMENTATION

The lowest limb of T4, that spreads east, has previously been cut at a point above the existing field gate to allow access to site to high sided vehicles. Whilst the proposed access point is further east than at present, it may be necessary to further reduce this large limb to prevent accidental damage from vehicle impacts in the future. Additionally, the height of the crown may need to be raised on the northern aspect to provide unobstructed clearance for site personnel. These works should be carried out with permission from the local authority by Arboricultural Association (AA) approved contractors and to standard BS3998: 2010 Tree work – Recommendations, as modified by research that is more recent. Again, these potential works are no different to those that would have been required under the approved residential consent.

Following the initial tree works, tree protection barriers will be installed in locations identified on the Tree Protection Plan in PJC Arboricultural Method Statement ref: PJC5256/19-03 Rev 01 restricting access to root protection areas by site personnel and machinery. The new pre-cast concrete headwall will be, as far as is reasonably practicable, installed entirely within the existing ditch. Any excavation required for the new headwall and extended culvert shall occur by hand, under the supervision of the project arboriculturist, with care taken to avoid damaging or severing roots with a diameter greater than 25mm (potentially requiring the position of the headwall to be altered slightly) to the necessary location.

The new access road and footpath surface shall be constructed using Cellweb Tree Root Protection System, a no-dig cellular confinement system (to an engineers' specification dependent on anticipated vehicle loading). This system creates a hard surface without the requirement for excavation, by evenly dispersing the weight of vehicles over a larger surface area, minimising compaction to the rooting medium below and allowing ongoing permeability.

This engineered solution is not materially different to the engineered solution for the approved scheme, which relied on the installation of preformed concrete pads within the RPA of T4. The new access road and car park will encroach the root protection area of T4 by approximately 20%. Of this 20%, only 11% is currently unsurfaced. The additional 11% of hard surfacing is below the maximum 20% recommended in BS5837: 2012. There is, however, a disused shed located within the RPA of T4 that is due for removal. The sheds existing sub-base covers approximately 16% of T4's RPA. The careful removal of this sub-base followed by the re-establishment of grass, will result in an overall net gain of unsurfaced, permeable area within the RPA of T4.

There is also scope for the rooting medium within T4's RPA, including that which is now unsurfaced and to be landscaped, to be improved via the use of decompaction techniques (such as airspading) and layers of mulch, thus providing the tree the best chance of surviving and thriving within the new development.

CONCLUSION

As noted above, due to the prominence of T4 at the site entrance and its importance to the wider community, Frontier are keen to implement an engineered solution for the new site access to ensure the retention and protection of T4, as achieved within the approved residential scheme. This is notwithstanding comments from the tree officer that removal of the ash tree to facilitate a more standard form of construction would be acceptable.

On the basis of the above, I am confident that the methodology highlighted above, which can be found in more detail in Arboricultural Method Statement PJC/5356/19-03 Rev 01, will provide adequate protection to T4 during and after the demolition and construction phases of the development at the site. Furthermore, the engineered solution being proposed is not materially different to that of the residential scheme previously approved by the Council.

If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely



Luke White
Arboriculturist

