

From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 06 October 2020 15:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to M/68/20/PL

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From: Tim Kerss [REDACTED]
Sent: 06 October 2020 15:52
To: Planning <Planning@arun.gov.uk>
Subject: Objection to M/68/20/PL

Dear Sir/Madam,

I have been unable to submit my the objection below through your website, therefore I am submitting this email in accordance with the instructions given on the planning application notice.

Please publish it on your website and register it as an objection to M/68/20/PL.

I STRONGLY OBJECT to the **planning application M/68/20/PL** submitted by Frontier Estates for the following reasons:

1. **Size & Mass:** The footprint of the single proposed building is approximately twice that of the originally approved 13 dwellings. Although the roofline has been reduced from the plan submitted under M/80/19/PL the property will be still be a single-unit monolith and eye-sore that is totally out of character with the local surroundings. The roofline will be staggered, but there will be no “air gaps” to give a feel of space and light. It will be a massive structure that is a clear deviation from the original plan for 13 houses.
2. **Purpose:** This is a purely commercial venture rather than a residential, with infrastructure incorporated so that it can be easily converted for other use, such as a hotel, if the care-home business proves unprofitable. Furthermore, the local area has more than enough care homes; this is one is an unnecessary addition to an already overburdened local community.
3. **Unsuitability of Entrance Road:** Vehicular access to the care home will be via a never-used spur off the, already, very-busy Silver Birch Drive. This spur was only ever intended for use by the original tenant farmer, for his tractor, or farm deliveries. Currently, the access point is hampered by protected trees, and it crosses a busy public footpath. This route is unsuitable for the size and volume of traffic of the proposed development.
4. **Increased volume of traffic on local roads:** Use of vehicles to travel to the care home is inevitable. Staff, visitors, deliveries, patient support, waste & utility vehicles, patient transport and emergency services will access the site 24/7, 365 days a year. Furthermore, it is inevitable that funeral directors will also have to service the site.
5. **Poor Public Transport Links:** The area is not well served by public transport, and certainly not at all times, although a care-home of course operates 24 hours a day, 365 days a year. The nearest bus stop is a 500m walk away, and on Sundays only one bus service is available and it ceases to run at about 6pm. Staff will be employed on various rotas, which would mean foot traffic (talking, laughing) or cars/vehicles passing along normally quiet residential roads throughout the day and night. The view of Frontier Estates that most staff will use public transport, walk, cycle, or car-share is naive in the extreme.
6. **Increased safety risk on local roads and at accident hotspots:** It is scandalous that the “Transport Assessment” used to support the application does not include statistics for accidents and incidents at Comet Corner. The increased traffic highlighted above also will place yet more pressure on this highly-dangerous intersection and the Yapton Road/Ancton Lane/Silver Birch Drive roundabout.
7. **Increased road-side parking on local roads and cul-de-sacs:** The 29 parking spaces will fall far short of what is needed, which will cause all overflow parking to litter the already over-used Silver Birch Drive and cul-de-sacs. Furthermore road-side parking on these narrow streets will create chicanes with an implicit threat to road safety as well as raised levels of pollution.
8. **Threat to trees and wildlife:** There are 3 protected trees in the vicinity of the site entrance. Given the width requirement to permit access by emergency and waste disposal vehicles it will be impossible to develop without severe pruning of, or removal, of these trees; in any event they WILL suffer, as will the wildlife that inhabits the area: protected Barn Owls and Crested Newts currently live there, as do many other species of birds and insects.
9. **Increased Flooding Risk:** There is substantial evidence to show that the area in question floods, and that the area along Yapton Road has often been under water after heavy rain. The proposed massive structure will further hamper drainage, and it will place significant extra pressure on the sewerage system. The drainage report provided focuses mainly on water run-off and flooding of the development site itself. It does not mention the increased flood risk to the surrounding area that the displaced 825 cubic metres of soil that construction of the basement will cau

- 10. Light pollution:** A care home is a business that, for health and safety reasons, will require illumination inside and out 24/7. At present the surrounding area is dark at night, particularly after the street lights are turned off at midnight. The presence of bright lights during the hours of darkness (sufficient for face recognition), as recommended in the Police report, will cause particular annoyance to the immediate neighbours and upset wildlife.
- 11. Risk to local residents from hazardous materials:** The documents supplied by Frontier Estates state that various hazardous materials are present at the proposed building site on the surface and within the ground. Asbestos, heavy metals and PAHs are dangerous, and well-known carcinogens. Samples have identified dangerous levels of asbestos in the ground and the reports acknowledge that disturbance will result in the release of asbestos fibres into the atmosphere. This poses a SEVERE health and safety risk to local residents, who will not enjoy the protections afforded to on-site workers.
- 12. Pressure on local medical services:** By its very nature a care home will be home to residents who require specialised medical care. However, these residents are as, if not more, susceptible to all the germs and infections that affect the local population, as well as physical injury due to falls etc. and pathological issues. Care home staff are not trained to deal with acute medical issues and, with a large concentration of immobile residents, visits by medical practitioners will inevitably be required. This will place huge additional pressure on our already overstretched local medical services.
- 13. Emotional and financial investment by neighbouring residents:** Although not a material reason for objecting to this application I want to point out that the majority of neighbouring residents chose to live in Middleton-on-Sea for its village atmosphere and pace of life. They have made considerable emotional and financial investments based upon the best information that was available to them. This information did not include the placement of a huge commercial unit on their doorstep! It is wrong that their environment, lives and property values should be torn apart by the plans of a developer whose sole aim is to make money – at any cost. This development is not right for Middleton on Sea. It will adversely impact so many aspects of this area forever.

I request that all members of the Arun District Council that will decide on the outcome of this application conduct a site visit, and take the time to read each and every view submitted by members of the Public, rather than a simple summary of the points raised. They owe this much to their consciences as only then will they be best equipped to make an informed decision.

Yours faithfully,

Timothy Kerss

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