

Mr K. Roberts & Mr N. Crowther  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
BN17 5LF

3 Silver Birch Drive  
Middleton on Sea  
West Sussex  
PO22 6SE

6th Oct. 2020

Dear Sirs,

I wish to **STRONGLY OBJECT** to the **planning application M/68/20/PL** submitted by Frontier Estates for constructing a 66-room residential, nursing, dementia, palliative and end of life care-home on the land of the derelict Yapton Road Poultry Farm.

The following points are mainly **Material Considerations** which the Planning Officer should take into account when making a decision. However, some **Non Material** points have been made as well, such as loss or change of view, decrease in property value, inability to enjoy one's home, inconvenience due to noise, dust and increased traffic, potential damage to near-by properties due to soil disturbance or flooding, potential damage to health if hazardous materials not dealt with appropriately - to emphasize just some of the amount of pain this will cause to both people and the environment if this application is approved.

The building is by design a **commercial** unit, and the **original planning consent** was for 13 **residential** dwellings. The care-home application appears to be trying to 'sneak in via the back door'. This care-home is not suitable for a mainly residential area and, if allowed to be built, can subsequently quite easily be enlarged, if it makes money, or turned into another commercial business, should the care-home format not be commercially viable, possibly a hotel.

The **footprint and scale of the proposed building is massive**, it will be one of the largest buildings in Middleton on Sea. It would be hugely imposing, and totally out of character for the area. It is urbanisation on an unbelievable scale. It is also a clear deviation from all previous plans.

The **siting of the building** expects all access to come from a never used spur, off the already very busy Silver Birch Drive. This spur was only ever intended for use by the deceased tenant farmer.

It crosses a **busy public footpath** used by walkers, with or without dogs and children of all ages.

The amount of **traffic** caused by staff, visitors, entertainers and hairdressers for the residents as well as the obvious need for supplies and other deliveries, doctors and nurses, emergency vehicles, sanitation, maintenance, repairs, gardeners, clergy etc., will cause unimaginable irritation and distress to the local residents. Traffic entering through a narrow gap, over the roots of 3 very old, but healthy and protected trees, will likely either severely damage or kill them.

The 29 **parking** spaces, of which 2 are for disabled use, will fall far short of what is needed, causing all overflow parking to litter the already over-used Silver Birch Drive. 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. Staff will be employed on various rotas, which would mean foot traffic or cars/vehicles passing along normally quiet residential roads throughout the day and night. The views of Frontier Estates that most staff will use public transport, walk, cycle, or car-share are frankly laughable.

**Conservation of wildlife and the natural environment** should concern us all, and I would like an explanation as to why Frontier Estates consider a few bat boxes, bird nesting boxes, a hedgehog box and a couple of log-piles can begin to make up for the vast and permanent loss of natural habitat.

The area in question **floods**, and flooding events will undoubtedly increase with the changes in climate. Frontier Estates' plans are inadequate to protect the area from the clear and obvious risk of increased flooding. The planned 'permeable' tiles under the carpark, and surface water discharge into existing (ill-maintained) ditches, will not be nearly enough to cope with a development of this size, and potential flooding into neighbouring areas is to be expected – as well as sewage overflow if/when serious rain/flood occurs again.

The increased volume of traffic will cause **noise, pollution and disturbance** to the lives of everyone living close to the proposed care-home. This will continue forever, long after the construction phase finishes. Furthermore, the increased traffic volume will affect all areas of the village, and in particular the roundabout of Yapton Road, Silver Birch Drive and Ancton Lane. The adverse effects on the junction of the A259 and Yapton Road at 'Comet Corner' will be horrendous.

The application for **another extremely large care-home** in Climping was refused but has recently been approved on appeal. And yet another large care-home is scheduled to be built at Ford. The local area is awash with half empty care-homes, struggling to attract and maintain staff.

The additional **light pollution** to the residential area which will be caused by a 24-hour operating business is relevant, as the South Downs is an International Dark Skies Reserve. The second IDSR in England, and one of only 13 in the world. External security lighting at the proposed care-home site is required throughout the hours of darkness. Light interferes with the circadian rhythm of every living thing and has a negative effect on health when exposed to it outside of the natural cycle. New streetlights were fitted a while ago, to minimise 'up-lighting', but all light during the hours of darkness can adversely affect living things, and due to health and safety issues, a care-home will be lit, inside and outside – at all hours.

In the documents supplied by Frontier Estates it is apparent that various **hazardous materials** are present at the proposed building site. Asbestos, heavy metals and PAHs to mention a few. All of these are dangerous, and documented carcinogens. They must be very carefully disposed of, by highly specialised contractors, to protect the environment, the local people and the workforce. It was the duty of West Sussex Council to carry out this clean-up, but instead they have simply sold the land, as well as allowing the site to sink into an appalling state, and essentially placed the responsibility for cleaning the area with a commercial company, which exists only to maximise profits for themselves and/or shareholders.

Who will oversee the safety of such work, and who will be responsible if the situation is mishandled?

In sum, please **consider the consequences** of allowing this application to go ahead. It will not only affect the immediate neighbours to it, who have made both financial and emotional investments in choosing to live in Middleton on Sea, and the surrounding area. Many residential roads will suffer from the traffic increase to the entire area, pressure on existing infra-structure, for instance: Comet Corner, medical staff and hospitals, as well as a completely avoidable threat to the natural environment and to the appearance and feel of the village.

This development is not right for Middleton on Sea.

Yours sincerely,

Susanne Kerss