

7 Alder Way, Middleton-on-sea, PO22 6SF

By email

14 October 2020

Planning Department, Arun District Council

Planning Application M68/20/L Poultry Farm, Yapton Road - Objection

Dear Sir/Madam

I object to this planning objection and appeal to the good sense of Arun District County Councillors (ADCC) to reject this application and indeed, similar ventures in the geographical remit of Arun District Council (ADC), for the following reasons:-

1) Flooding

The revised plans for the development on a flood plain, with a high risk from groundwater flooding, will create potential problems for future generations and is extremely short-sighted. The Environment Agency previously stated that building should NOT take place on flood plains. This decision was deregulated by central government in 2010 despite climate change and indeed severe flooding on the said plot in June 2012 which was so serious, the village was featured on the BBC News at Ten. To consider such a folly given future extreme weather predictions as a result of climate change would be devastating to the local community and indeed the vulnerable residents of the proposed care home. I urge you not to vote this planning application through and have this on your conscience in years to come.

2) Environment protection including TPOs

The access from Silver Birch Drive to the building site will cause irretrievable damage to wildlife and the natural habitat plus the loss of trees including those with TPOs. David Attenborough has warned the world about the damage we are doing to the natural world but still the cash cow that is created by such commercial developments is allowed to continue. They do not run the care homes that they build and have no interest in how they are run or, whether they survive. Please consider protecting the environment first and promoting profit for commercial builders last or you will be responsible for destroying our natural environment in Arun. Again, I plead with you not to promote developers driven by greed, money and pure self interest. They are just interested in putting buildings up for profit.

3) Infrastructure

If central and local government planning committees were run by qualified town planners and environmentalists, this application would be rejected outright. Sadly it is not and I ask you to do your homework and look at the infrastructure of the village. The traffic flow in this small residential area would result in severe congestion. This development should be located in an area with good transport links plus access to health care for the dementia care patients. There is neither here. The much needed reliable and regular transport to the site is lacking for low income workers, expected to work at the care home and, for visitors – particularly elderly partners, neither of whom may possess cars. Public transport in the village is inadequate at best and is non-existent on evenings and Sundays. The current doctors surgeries which serve the village are already fit to bursting and vulnerable residents would find it hard to access the crucial service they need locally.

4) Playing politics

I believe that ADC have put pressure on the ADCC to vote this through and thus avoid costly appeals. However, it was the lack of foresight by West Sussex County Council (WSCC) who sold this small piece of farmland to Frontier Estates for this purpose. The land is totally unsuitable for the purpose of the development. It is WSCC who are at fault of any costly repercussions not the ADCC. They are wilfully destroying our green pastures without giving a thought for the irreversible damage they are causing to the area. I urge you as councillors to use joined up thinking and come together to oppose future schemes such as this, whether it be in your constituency or as in this case, not on your doorstep. Let's make Arun a better place for all to live in and enjoy it's vibrant seaside towns, characterful and unique villages and beautiful countryside, for generations to come.

5) The waiting game

Of course it is in Frontier Estates interests to rush this application through. The year 2020 has been a devastating year. The whole of the commercial sector is on its' knees and the decline as a result of COVID 19 will be both immense and rapid for years to come. Factor in the uncertainty of the economic landscape after Brexit, it is well documented that further devastation will follow and take at least ten years to reverse according to leading economists. As a result, better brown field sites will emerge in Arun for such developments.

However, an Age UK report earlier this year, highlights the crisis of funding in the care sector. The situation continues to worsen. With government finances stretched with COVID 19 fiscal policy, the near future does not bode well for our pensioners in Arun. The most vulnerable elderly citizens are not having their care needs met and are faced with huge financial burdens. Can most Arun residents really afford the estimated £3,000 a month fee to place their loved ones in this proposed state of the art development? I think not. Frontier Estates as I stressed before, make their millions – yes millions, from building care homes, not filling the beds or running them at profit. Will Arun be left with a half empty, financially unviable care home a few years down the line. Probably. The nearby dementia home in Walberton can not currently fill its 80 beds and nearly a third of its beds lie empty. They incidentally charge £1,300 a week for the privilege of residing there. Frontier Estates are

building two other care homes in nearby Angmering and Chichester. Will these beds be filled whilst costs for residence lie out of reach to most Arun residents?

Let's play a waiting game and find a proposition our elderly community and their relatives so rightly deserve, once the care system has had the overhaul it so badly needs. As the Age UK much trusted and not for profit report suggests – what we needs is an alignment with the NHS and other local government services which guarantees sufficient quality and quantity of care for LOW INCOME GROUPS. Until a carer neutral reformed system is in place, ventures such as that proposed by this developer, should be placed on the back burner or even shelved altogether.

I urge ADCC to reflect on the responsibility they have, as elected members by the Arun community, on the impact their decision will have on Arun residents and of the local environment. Please do not be bullied by greedy developers or ill-informed planning officers and WSCC.

Thank you for your time in reading this and I sincerely hope you take to heart the grave implications of approving this application.