

**Toker Point  
20 Southdean Drive  
Middleton On Sea  
West Sussex  
PO22 7SX**

**11 October 2019**

Karl Roberts  
Group Head of Planning  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
BN17 5LF

Dear Mr Roberts

**Re: PLANNING APPLICATION M/80/19/PL – POULTRY FARM YAPTON ROAD**

I write with reference to the above application and wish to register my formal and complete objection to the development as outlined in it by Frontier Estates.

In broad terms the scale of the proposed development is out of all proportion to what else has been permitted and built in the past within the village i.e. housing and is completely out of character with the existing property.

In specifics and in addition to the additional traffic movements throughout 24 hours and 7 days a week that will be created by such a facility, the proposal makes a completely inadequate provision for onsite parking (29 spaces when the night time shift staffing is expected to be 20-25 carers) and as such it is inevitable that vehicles will be parked in adjacent streets which is an intolerable invasion of private and communal space.

In addition, the proposal appears to interfere with a long-established Public Right of Way, TPO protected trees and will in overall terms create an unacceptably high degree of additional disturbance to an existing quiet residential area all day every day.

To confirm I object to the application in all its elements and request that it be rejected when considered by the Planning authorities.

Yours sincerely

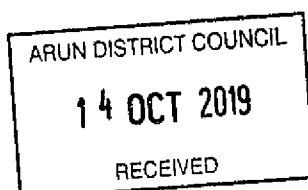
**CLARE CUTTILL**

Toker Point  
20 Southdean Drive  
Middleton On Sea  
West Sussex  
PO22 7SX



**11 October 2019**

Karl Roberts  
Group Head of Planning  
Arun District Council  
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Dear Mr Roberts

**Re: PLANNING APPLICATION M/80/19/PL – POULTRY FARM YAPTON ROAD**

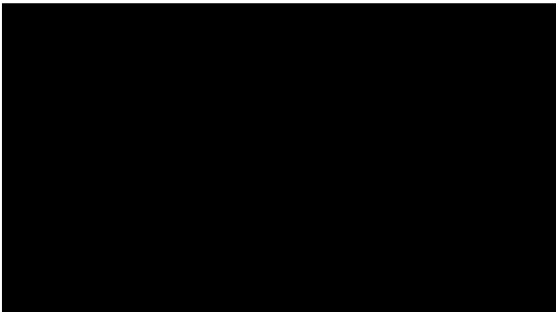
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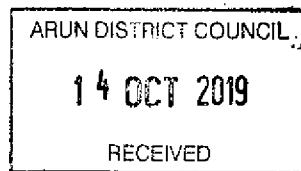
In specifics the additional traffic movements throughout 24 hours and 7 days a week that will be created by such a facility worsen the already hopeless situation at Comet Corner to an alarming degree. The junction is already a death-trap and to allow the application to pass would simply increase this already grave situation. When added to the hopelessly inadequate provision for car parking within the development, the impact upon Yapton Road and most specifically Silver Birch Drive is simply unacceptable.

To confirm I object to the application in all its elements and request that it be rejected when considered by the Planning authorities.

Yours sincerely



Mr Karl Roberts  
Director of Place  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
BN17 5LF



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

10<sup>th</sup> Oct. 2019

Dear Mr Roberts,

I wish to **STRONGLY OBJECT** to the **planning application M/80/19/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 (and most likely) even a hotel!

The **footprint and scale of the proposed building is massive**, it will be one of the largest buildings in Middleton on Sea, if not the largest, a monolith at the entrance to this ancient village. 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 original tenant farmer, for his tractor.

It crosses a **busy public footpath** used by walkers, with or without dogs and, at times, unaccompanied children. This public footpath has been sold to Frontier Estates. I would like to know who made the decision to do so, and if this is legal.

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 (too) narrow gap, over the roots of 3 very old, but healthy and protected trees, will very likely either severely damage or, quite possibly, 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 very 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 (talking, laughing) 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, and quite insulting to the intelligence of the local residents.

**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. Protected Barn Owls and Crested Newts currently live there, as well as many other species of birds and insects.

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 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' does not bear thinking about. It is already a very dangerous crossing.

The proposal for **another extremely large care-home** in Climping was refused but is currently under appeal. If care-homes are closing all over the country, why build here, and why on mainly green field sites?

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. 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.

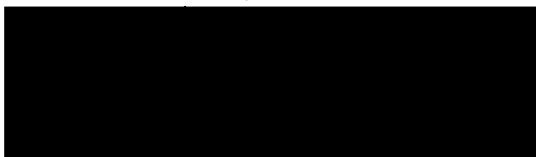
In the documents supplied by Frontier Estates it is apparent that various **hazardous materials** are present at the proposed building site. Asbestos, heavy metals and PAHs to mention a few. All of these are unfortunately dangerous, and well-proven carcinogens. They must be very carefully disposed of, 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.

The building of a care-home on this site will **impact all of this area adversely - forever.**

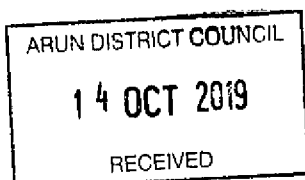
Yours sincerely,

A large black rectangular box redacting the signature of Susanne Kerss.

Susanne Kerss

Grasmere, Ancton Lane, Bognor Regis, West Sussex PO22 6NL

Karl Roberts,  
Planning Department  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
BN17 5LF



10th October 2019

Dear Sir,

**Re. Planning Application M/80/19/HH - Poultry Farm, Yapton Road, Middleton-on-sea**

I wish to object to the above Planning Application for the following reasons:

The main area of concern is with the access. The proposed access via the Silver Birch cul de sac would be completely unrealistic. With the current area of protected trees, access for a car would be difficult but it would be impossible for large vehicles such as delivery lorries, refuse collection etc. In the first instance, large construction traffic would be unable to access the site.

Increase in traffic. Yapton Road and the roundabout junction of Silver Birch Drive and Ancton Lane have become increasingly busy since the building of the Felpham relief road. Residents of Middleton and Elmer all use this road to travel west to Chichester, north to access the A27 and east to Littlehampton using the already dangerous Comet Corner junction. Yapton Road is narrow and at peak times it is quite dangerous crossing anywhere near the roundabout. As a dog walker - I cross Yapton Road several times a day and literally take my life in my hands every time I cross. The additional traffic caused by 25+ staff x 3 shifts, deliveries, doctors and associated medical staff, ambulances, refuse and waste collection on an already difficult junction and narrow road would be a disaster.

Overdevelopment of site. Previously planning was agreed by Arun for 13 homes - this application for a 66 bed end of life Dementia Care home is a complete overdevelopment of the site. The street scene from Yapton Road and Silver Birch Drive would be changed to the detriment of local residents.

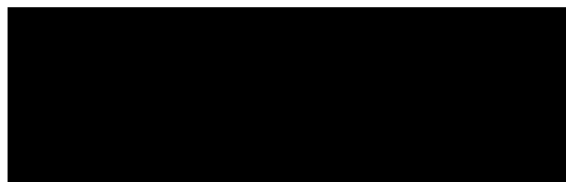
Unsuitability of location. I fully understand that in Arun we need to provide more homes for Dementia and the elderly, but this site is entirely unsuitable for such a home. Should any of the residents wander from the home, the surrounding roads are too dangerous. Staff in the main would have to drive to the home, there is only one local bus service which has a restricted timetable. Car share always sounds a good solution but in practise does not work because of shift patterns.

Drainage. This area of Yapton Road and the Poultry Farm has a history of drainage problems, along with Ancton Lane which is the lowest point in the area. The proposed 66 bed home with 66 ensuite

bathrooms together with staff facilities would mean over 70 toilets being in use 24 hours a day. The drainage in the area simply cannot cope with this amount of sewage.

I am incredulous that this site has been bought by developers in the expectation that Arun will grant planning permission for a 66 bed end of life Dementia Care Home, when previously there was planning for 13 homes. This application is for the wrong use of this site. I am sure there are many more suitable sites at locations locally where access, traffic, accessibility, drainage etc. would not be such an issue.

Yours faithfully,

A large black rectangular box redacting the signature of Ann Christie.

Ann Christie

14 OCT 2019

RECEIVED

*5 Silver Birch Drive  
Middleton-on-Sea  
West Sussex  
PO22 6SE*

29<sup>th</sup> September 2019.

Mrs. A. Gardner  
Case Office  
Planning Department  
Arun District Council  
Maltravers Road  
Littlehampton  
BN17 5LF.

Dear Mrs. Gardner,

**Re: Planning Application M/80/19/PL - Frontier Estates**

The proposed development is totally unsuitable for the location for many reasons. Firstly the land is a flood plain but perhaps Arun District Council don't consider this important as they already gave planning permission for a housing development on this land. I have no knowledge as to why the developers decided against proceeding with the house building for which planning permission was given but could it be that on reflection they considered the land unsuitable for building.

The proposed access would be impossible to achieve without removal of the two 60 year old ash trees which have T.P.O's but West Sussex have already authorised some cutting back of the trees which I personally witnessed and I assume they acted against the law. We are all increasingly aware of the need to protect our trees and our environment and I do believe it would be a criminal act to vandalise these trees in order to achieve the easiest access to the site.

The parking proposals by Frontier Estates are ludicrous. They anticipate that 50% of staff would travel in their own cars and even if that figure were accepted the application for 26 parking places in a location which has no significant public transport for staff and visitors is totally insufficient. When

considering this application thought must be given to the ancillary support necessary in order to maintain such an establishment is vast. Middleton-on-Sea is simply not suitable for a development of this size, the nature of which means a detrimental effect on the village and the people who live in it. A development such as the one proposed needs to be situated where staff and visitors alike can access it without endangering their lives or the lives of those of us who would be affected by it. The A259 and the notorious Comet Corner cannot cope with any further traffic. It is already unbelievably difficult to cross and at busy times one can wait for 10 to 20 minutes particularly when accessing from the Yapton direction. More pollution and endangerment of lives should be avoided if possible - and it is possible by rejecting this application.

Frontier Estates state that there is no existing concentration of care homes within the locality. This is untrue. There is a new care home "Walberton Place" which is 8 minutes away and currently has significant capacity with many places available. There is another new care home at Fontwell which is 15 minutes away and I believe planning permission has been given for a similar size development as that which is proposed for Middleton in Angmering which is again 15 minutes away.

Although I attended the public exhibition I was unable to obtain any information regarding who would be actually operating the care home should the planning application be successful. Full disclosure and transparency is important and I do not feel that this criteria has been fulfilled. Arun District Council Planning Committee should ascertain all relevant information when considering this proposal.

This planning application should be rejected on the grounds that the site proposed is totally unsuited to the needs of such a development.

Yours sincerely,

Christine Glover (Mrs.)