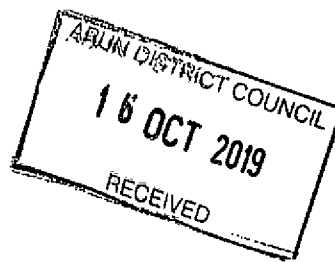


Mrs C Tow
Cherrybank
Ancton Lane
Middleton on Sea
West Sussex
PO22 6NL

14th October 2019



Mr K Roberts
Group Head of Planning
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Roberts

Planning Application M/80/19/PL

With regard to the above planning application for a 66 bedroom Dementia Care Home on the derelict Poultry Farm on Yapton Road, I wish to object on the following grounds-

- **Overdevelopment** – This large building would be out of character at the entrance to Middleton village.
- **Highway safety** – Comet Corner is already as safety hazard to all who use it and the recent improvements have made no difference to the traffic pulling out onto the A259 from Middleton village so vastly increasing traffic from the village will only make a bad situation worse.
- **Flooding and sewage** – In June 2012 the Yapton Road and Ancton Lane flooded and this could easily happen again with the massive increase of sewage created by a 66 bedroom care home. Also where would the rain water go that now runs into a ditch beside the footpath south of the care home and into the Yapton Road's main drain as Frontier Estates have purchased the whole length of the footpath which is used by dog walkers and children?
- **Inadequate site parking and access off Silver Birch Drive** – This will cause major disruption to residents living in Silver Birch Drive as only 29 parking spaces at a large Care Home are not enough for all the staff and visitors so where will all the extra cars park?
- **Interference with the footpath** – The footpath is a long-established Public Right of Way and is used by dog walkers to get to Worms Woods so what will happen to them?
- **Damage to and probable death of two Ash trees and a Maple** – with Tree Preservation Orders on them. Driving over their roots could kill them.

If you take into account all of the above points this development can only be detrimental to Middleton village and its inhabitants.

Yours Sincerely

Christine Tow

Mr A Tow
Cherrybank
Ancton Lane
Middleton on Sea
West Sussex
PO22 6NL

14th October 2019

Mr K Roberts
Group Head of Planning
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



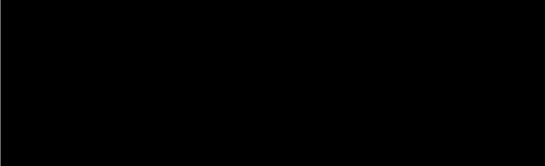
Dear Mr Roberts

Planning Application M/80/19/PL

With regard to the above planning application for a 66 bedroom Dementia Care Home on the derelict Poultry Farm on Yapton Road, I wish to object on the following grounds-

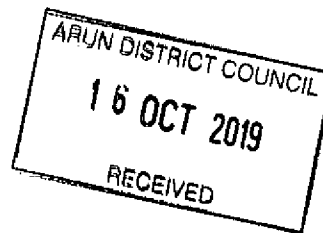
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- **Damage to and probable death of two Ash trees and a Maple** – with Tree Preservation Orders on them. Driving over their roots could kill them.

If you take into account all of the above points this development can only be detrimental to Middleton village and its inhabitants.


Alan Tow

Sunshine Corner
Ancton Lane
Middleton-on-Sea
West Sussex
PO22 6NN

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



Wednesday 9th October, 2019

Reference - Planning Application M/80/19/PL

Dear Sir,

I wish to raise my objections to Planning Application M/80/19/PL submitted by Frontier Estates, to build a specialist care home on Yapton Road, Middleton-on-Sea.

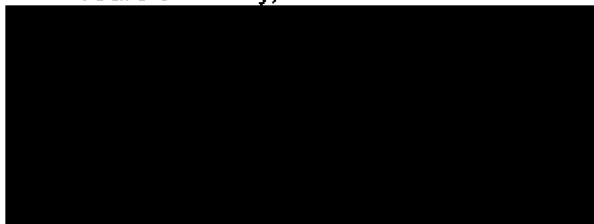
My objections are the following:

1. Highway safety - This proposal would lead to an increase in traffic on the already dangerous A259 junction at Comet Corner. The development would also bring increased traffic (commercial and otherwise) to the local residential area and be hazardous for residents, especially children.
2. Parking - There is inadequate parking provision on the site. This will lead to visitors and staff parking on the neighbouring residential roads. These are already used by residents and excess parking would add further highway safety and access concerns for residents.
3. Overdevelopment - The development would be out of character with the quiet residential area and a source of potential disturbance to residents.

There is also a concern that as Frontier Estates has purchased the whole of the footpath, there will be interference with a long established public right of way.

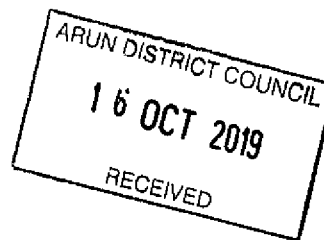
Please would you consider these objections.

Yours sincerely,



Sunshine Corner
Ancton Lane
Middleton-on-Sea
West Sussex
PO22 6NN

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



Wednesday 9th October, 2019

Reference - Planning Application M/80/19/PL

Dear Sir,

I wish to raise my objections to Planning Application M/80/19/PL submitted by Frontier Estates, to build a specialist care home on the site of the derelict poultry farm on Yapton Road, Middleton-on-Sea.

My objections are as follows:

Highway safety - This proposal would lead to increased traffic on the already dangerous Comet Corner. The junction on the A259 is already a hazard and has been made worse by recent changes. It desperately requires a roundabout or traffic lights. The development would also lead to increased traffic, in a residential area (Yapton Road, Silver Birch Drive etc) making it hazardous for children and other residents.

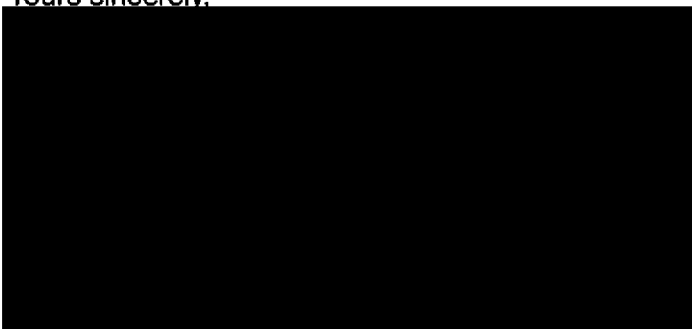
Parking - The level of parking proposed on the site is inadequate for the size of the facility. This will lead to visitors and staff looking to park in Silver Birch Drive and neighbouring roads. These are already used by residents and excess parking would add further highway safety concerns and could pose day to day access issues for residents and associated services (emergency or otherwise).

Overdevelopment and disturbance - The development would be out of character with the quiet residential area and a source of potential disturbance to residents.

There is also a concern that as Frontier Estates has purchased the whole of the footpath, there will be interference with a long established public right of way, used greatly by children and dog walkers.

Please would you consider these objections and concerns.

Yours sincerely,



The Council has received your letter of 16th October 2019 regarding your objections to Planning Application M/80/19/PL. The Council will consider your objections and concerns in the context of the planning application.

The Council will also consider the impact of the proposed development on the highway safety, parking, and the residential area.

Sunshine Corner
Ancton Lane
Middleton-on-Sea
West Sussex
PO22 6NN

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



Wednesday 9th October, 2019

Reference - Planning Application M/80/19/PL

Dear Sir,

I would like to raise my objections to Planning Application M/80/19/PL submitted by Frontier Estates, to build a specialist care home on Yapton Road, Middleton-on-Sea.

My objections are:

- Highway safety - This proposal would lead to an increase in traffic on the already dangerous A259 junction at Comet Corner. The development would also bring increased traffic (commercial and otherwise) to the local residential area and be hazardous for residents, especially children.
- Parking - There is inadequate provision for parking on the site. This will lead to visitors and staff looking to park on the small neighbouring residential roads. These are already used by residents and excess parking would add further highway safety and access concerns for residents.
- Overdevelopment - The development would be out of character with the quiet residential area and a source of potential disturbance to residents.

There is also a concern that as Frontier Estates has purchased the whole of the footpath, there will be interference with a long established public right of way.

Please would you consider these objections.

Yours sincerely,



I am writing to you regarding the above mentioned planning application. I am a resident of the area and I am concerned about the proposed development. I am writing to you to express my concerns and to ask you to consider my objections. I am writing to you to ask you to consider my objections and to ask you to consider my concerns. I am writing to you to ask you to consider my objections and to ask you to consider my concerns. I am writing to you to ask you to consider my objections and to ask you to consider my concerns.

Yours faithfully,

6 Silver Birch Drive

Middleton on Sea

West Sussex

PO22 6SE

8th October 2019

Dear Mr Roberts

Re: M/80/19/PL

My wife and I wish to strongly object to the Planning Application by Frontier Estates to build a specialist care home on the site of the derelict poultry farm on Yapton Road, Middleton.

Whilst the site is something of an eyesore at the rear of our property, we have several objections based on the fact that resolving one issue for Arun District Council will result in many others not only for the Council but for residents of the surrounding area.

Firstly, the entrance to the proposed site is completely unsuitable for the daily volume of traffic which the Care Home would attract. The narrow entrance coupled with the hugely inadequate on-site parking will result in impossible traffic flow on what is an already busy residential road (Silver Birch Drive). It only takes a few resident vehicles or visitors or postal vans or delivery vehicles to park on the road to cause congestion as it is, so with added care home vehicles inevitably seeking to park on Silver Birch Drive and neighbouring streets, accidents and blockages will create serious health and safety issues. Added to that, the extra volume of traffic at Dukes Motors roundabout at the entrance to the Arun Chase estate is likely to become a traffic black spot on a similar scale to Comet Corner at the other end of Yapton Road. The roundabout is already dangerous at the exit of Silver Birch Drive whilst slow moving/disabled pedestrians find crossing the road in this area a challenge to say the least. All the roads in this area (Yapton Road in particular) are far too narrow and winding for the speed and size of modern domestic and commercial vehicles as it is. Walking along the pavement on Yapton Road is already highly unpredictable. It really would be madness to allow a structure of this size and type to go ahead in this location despite targets Arun District Council may have.

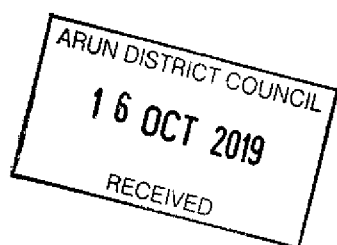
At their exhibition for local residents in August, Frontier Estates were less than honest in a number of their claims. For example, their site illustration was inaccurate in parts; their claim that workers would share vehicles or use cycles to work was based on no evidence whatsoever; the risk of flooding and drainage issues was virtually dismissed whilst their claim that the long established Public Right of Way would not be interfered with and the high trees and foliage at the rear of Silver Birch Drive would be regularly trimmed and maintained is unrealistic. This has hardly ever happened to date! It was also worrying to overhear one of Frontier's representatives at the exit telling one visitor that "this is going ahead and work will start next spring".

The disturbance that will be caused to a relatively quiet residential area will be immense and absolutely detrimental to the quality of lives we enjoy now and in the future. I hope this is something our District Council will recognise above all else in this matter. That said, Arun District Council will be storing up a host of new problems for itself should this development proceed. On a personal note, my preference would be for the District Council to negotiate a return of this site to its original use and to create a working farm with educational facilities to the advantage of local schoolchildren and the wider community as a whole. With a local farm shop on the opposite side of Yapton Road and several higher education establishments in the area, mutual benefits could be considered. With climate change, carbon footprint and healthy living standards high on everyone's agenda at the moment, I feel sure there is enormous opportunity for a potentially interesting way forward.

Yours sincerely



Graham Wigley



8 Silver Birch Drive
Middleton on Sea
Bognor Regis
West Sussex PO22 6SE
13 October 2019

Dear Sir/Madam

Objection – M/80/19/PL – Former Poultry Farm Site – 66, Bed Specialist Care Home Application.

IMPACT OF PROPOSED BUILDING.

- Building is too large for the small site of only 0.55 Hectares. It is out of scale with the surrounding residential developments, dwarfing the area.
- The Building exceeds the build footprint of the 13 House Site previously approved, using space of gardens, driveways, and roads of previous scheme.
- Noise and Light Pollution from a 24 hour operation will be considerable for local residents.
- The building exceeds the height of a two storey building, as the roof space is being used as an extra floor, providing staff facilities, main commercial kitchen, laundry, store rooms, offices.

HIGHWAYS ISSUES.

- Traffic increase in the local area due to deliveries in large commercial vehicles, and regular rubbish disposal vehicles, ambulances, fire brigade etc.
- Parking spaces for 29 is totally inadequate, considering change over times of staff arriving with no parking spaces available until previous shift have departed. This situation will increase demand for parking on Silver Birch Drive causing congestion and road safety problems on an increasingly busy road.
- Visitors to the Care home would also have problems finding parking spaces.

SEWAGE & WASTE WATER

- The sewage system for the site has been inadequate for years and would require a completely new system to cope with the increased volume of sewage and waste water produced by such a large building.

FLOODING

- Increased localised flood risk from an over development of the site.

Yours faithfully,



Mr. R. Devey

12th October 2019

Franklin Estates' Planning Application

M/18/19/PL

Dear Mr Roberts

I am writing to protest against the building of a 66-Bedroom Dementia Care Home at

Poultry Farm on Yarrow Road, Middleton-on-Sea. I realise that these homes are required but the positioning of this building will have a serious impact on the whole area.

Access off Silver Birch Drive is wholly

unsuitable for heavy construction traffic.

Highway safety will be at risk with greater

flows of traffic in and out of the home.

I understand the parking provision is totally

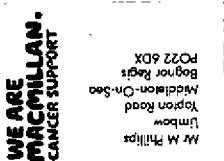
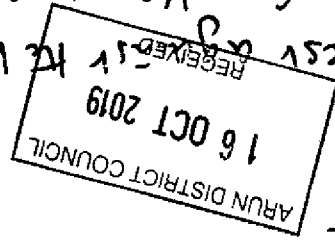
insufficient for the 100 expected staff as well

as visitors, delivery vans and so on. If cars

are forced to park outside this will clog up

the local roads and further frustrate the

local residents.



Mr M Phillips
Lombard
Tipton Road
Maidenhead
Bognor Regis
PO22 8DX

RECEIVED
16 OCT 2019
APJN DISTRICT COUNCIL



It is well documented that this area is prone to flooding. A 66-bed care home would produce a lot more sewage threatening the drainage system which is already at capacity. There is also the affair this development would have on access to the footpath and on the environment with particular reference to several trees which would be in danger of serious damage. I hope these issues are taken fully into account to prevent this project from going ahead.