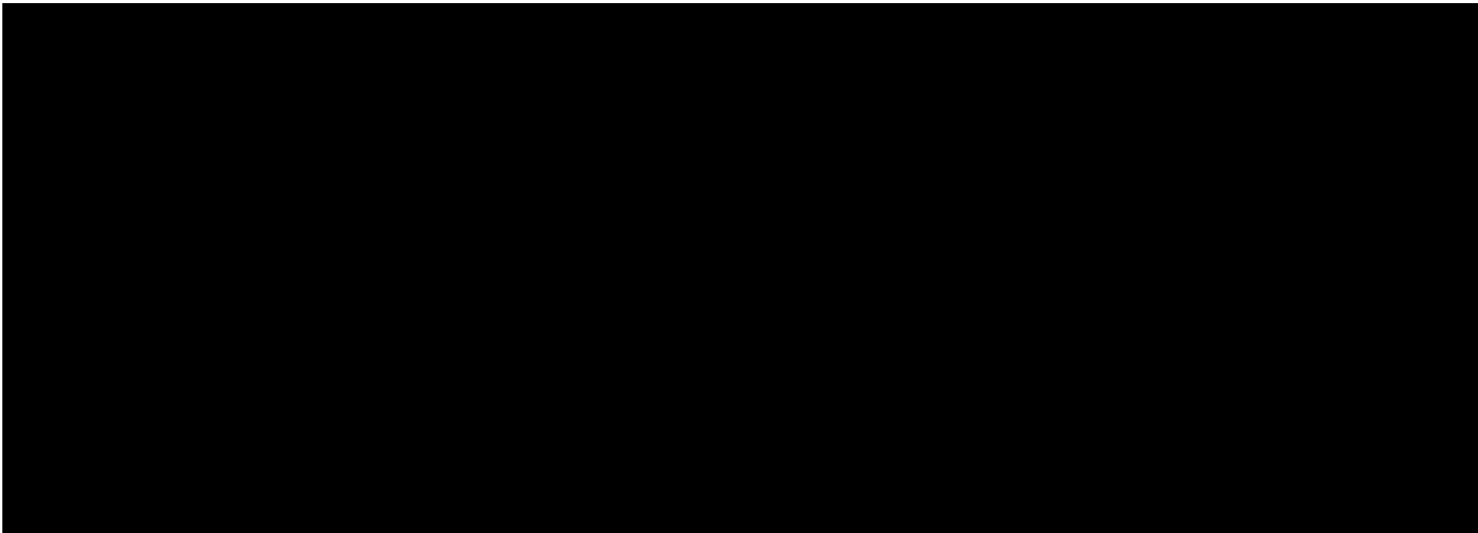




From: Tim Kerss [REDACTED]
Sent: 17 October 2019 14:03
To: Planning <Planning@arun.gov.uk>
Cc: Timothy Kerss [REDACTED]
Subject: Objection to Planning Application M/80/19/PL

Dear Mr. Roberts,

I **STRONGLY OBJECT** to the **planning application M/80/19/PL** submitted by Frontier Estates for the following reasons:

1. **Size:** The footprint of the single proposed building is approximately twice that of the originally approved 13 dwellings. Also, the roofline is significantly higher than surrounding properties. It will be a monolith and eye-sore that is totally out of character with the local surroundings. This is a clear deviation from all previous plans.
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.
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 (see below), and it crosses a busy public footpath. It is unsuitable for the size and volume of traffic of the proposed development. Whatever the future development on this site, this access point is totally unsuitable; another access point must be found for the sake of nature, the environment, residents' quality of life and safety.
4. **Increased volume of traffic on local roads:** Staff, visitors, deliveries, waste & utility vehicles, patient transport and emergency services will access the site 24/7. This will place yet more pressure on the highly-dangerous Comet Corner intersection and the Yapton Road/Ancton Lane/Silver Birch Drive roundabout. Use of vehicles to travel to the care home is inevitable. 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 or 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.
5. **Increased road-side parking on local roads and cul-de-sacs:** The 29 parking spaces will fall far short of what is needed causing 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.

- 6. 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.
- 7. 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.
- 8. 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 at all hours will cause particular annoyance to the immediate neighbours and upset wildlife.
- 9. 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.
- 10. 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 such acute medical matters 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.
- 11. 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 sincerely,

Timothy Kerss

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