

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 October 2019 10:06
To: Planning Scanning
Subject: FW: Planning Application M/80/19/PL

From: Karl Roberts [REDACTED]
Sent: 17 October 2019 21:18
To: Planning.Responses [REDACTED]
Subject: Fwd: Planning Application M/80/19/PL

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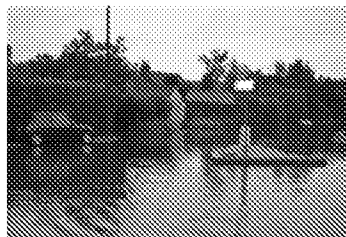
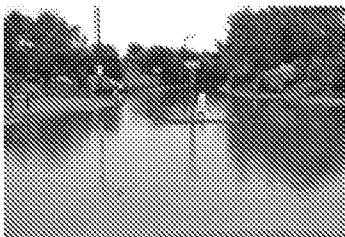
From: N Barnes [REDACTED]
Sent: Thursday, October 17, 2019 7:37 pm
To: Karl Roberts
Subject: Planning Application M/80/19/PL

Dear Mr Roberts

I am writing as a concerned resident of Silver Birch Drive. With regards to the above planning application, of a proposed Dementia Care home on the former Yapton Road Poultry Farm, I wish to object on the following grounds:

1. Flooding

This is a major concern as the fields are susceptible to flooding as is Yapton Road. In June 2012 Yapton Road, see photos included, along with the majority of Middleton, was under 1 metre of water. Any development on this land will put the local roads under further pressure and impact the local homes.



2. Comet Corner

This is a notorious junction which has unfortunately suffered fatalities and many serious accidents and injuries over many years despite the changes to the junction and speed limits. This junction is already under more pressure due to the additional house building in Yapton, with even more proposed. The new relief road has also moved even more traffic onto the A259.

Yapton Road is a small country lane that is the main link from Comet Corner to Silver Birch Drive and Middleton/Elmer villages. This road has seen a huge increase in traffic, much of it unsuitable for large vehicles which causes car owners to take drastic measures to avoid collisions, ie large delivery lorries driving astride the centre line because the road is so narrow.

Additionally the extra traffic, including the necessary delivery and services required to visit the care home will have a detrimental effect on both the road and junction. Furthermore, the access off Silver Birch Drive is both unsuitable and inadequate to cope with the increase movements of vehicles accessing the home. This will have a serious impact on the quality of life for the residents of Silver Birch Drive and will negatively affect both the values and saleability of the homes in a current desirable neighbourhood. The safety of local elderly residents and children could be at risk from the fast moving traffic to and from this development.

3. Trees

Preservation Orders are in place on a number of the trees adjacent to the proposed development. Critically there is a large Ash tree, which is in good health and has a TPO in place, which is potentially the most vulnerable as it stands in the proposed access route. This will undoubtedly require lopping or removal in order to gain clear access to the proposed care home, the tree will certainly suffer with the large vehicles driving over its roots. The access will also cross a public footpath, which is used daily by local children and dog walkers as a safe route to the Worms Wood, which is recognised by the Woodland Trust as an area of natural beauty.

4. Parking

Although the site includes 29 car parking spaces I feel this is totally inadequate for both the staff and visitors. Potentially there could be a 100 members of staff at the home in addition to the number of visitors (including doctors, specialist, hairdressers, chiropodists, cleaners, entertainers, maintenance staff) and service vehicles. Due to the nature of the job there will inevitably be a cross over of shifts and therefore the incoming staff will have no where to park and will be forced to park in the neighbouring roads, ie Silver Birch Drive and its cut de sacs. These cars will be parked in front of local residents properties for the duration of the owners shifts, which will cause annoyance, noise, obstructions and access problems for the local residents. There is no local bus route or train station and I feel it is naive of Frontier Estates to believe that the majority of staff will car share or walk, especially late at night. In my line of work, with 380 members of staff, no one car shares and those who could walk often use their cars.

5. Security

I understand the Care home is proposed to accommodate Dementia patients; I worry for their safety, as in the unfortunate circumstances that they should exit the property they could potentially access the busy Yapton Road and furthermore the A259 at Comet Corner. They would be totally disorientated in the unfamiliar surroundings.

6. Noise and Environmental Pollution

The proposed care home will generate many vehicular movements throughout the day and night, some of which will be heavily polluting vehicles which are required to service the home, ie Laundry, food deliveries, waste collections and emergency services. The additional noise from these vehicles will heavily impact the local residents quality of life, in a quiet residential road.

7. Over development and visual pollution

The care home proposal potentially would be the largest building in a small rural village setting and is totally out of character with the local area. The local residents who are adjacent to the development will have their outlook totally obscured and views of the South Downs will be blocked.

I trust you will consider these points before deciding on the outcome of the application for this proposed care home.

Yours sincerely

N Barnes
16 Silver Birch Drive