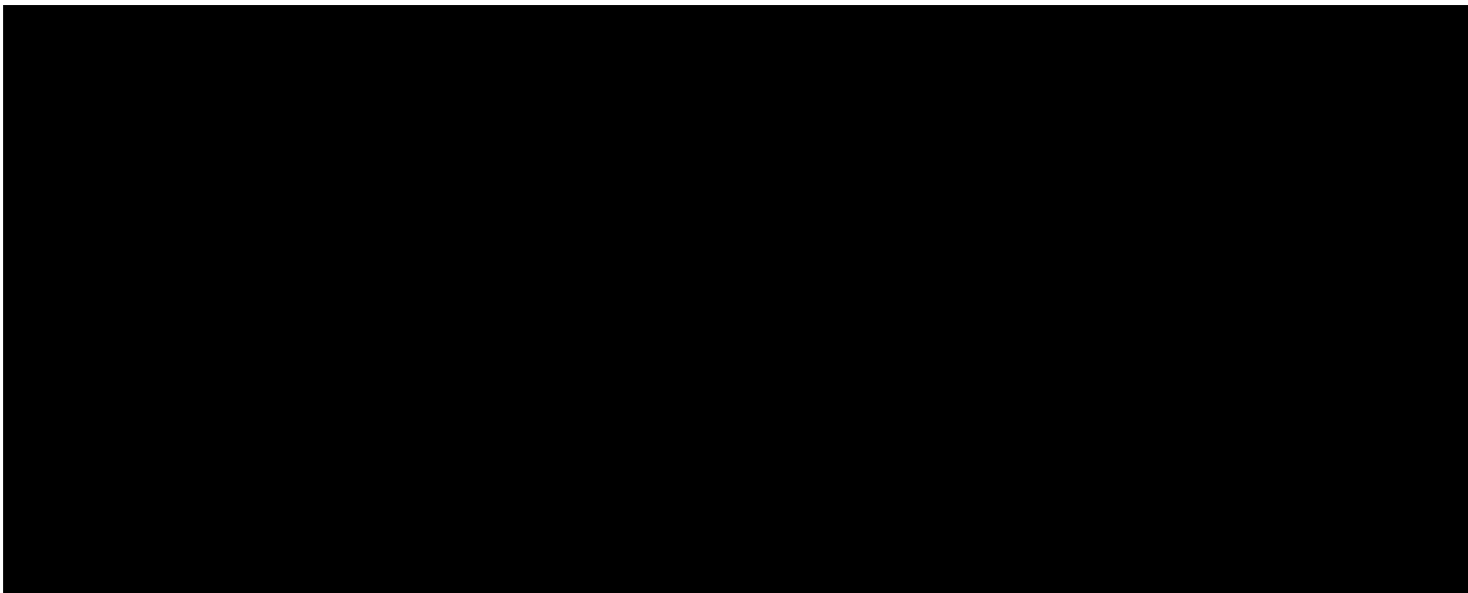






From: N Barnes 
Sent: 20 October 2019 19:57
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Application M/80/19/PL

I am writing as a concerned resident of Silver Birch Drive. With regards to the planning application, M/80/19/PL, of a proposed Dementia Care home on the former Yapton Road Poultry Farm, I wish to strongly 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. The proposed care home will further hamper drainage and put more pressure on the sewerage system due to the demands of 66 rooms and extra facilities. Any development on this land will put the local roads under further pressure and impact the local homes especially as the intended run off is into the culverts behind the gardens of the adjacent houses and footpath.





2. Comet Corner/traffic

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 narrow lane has seen a huge increase in traffic over the years [especially since the relief road was put in] and is unsuitable for the large vehicles required to service a rest home. These vehicles will service the site 24/7, 365 days a year and will also have to negotiate the dangerous roundabout at the end of Silver Birch Drive where cars regularly race across in either direction at well in excess of 30 mph and I've had to react quickly on many occasions to avoid an accident.

Additionally the considerable extra traffic, both private and the necessary delivery and services required to visit the care home will have a detrimental effect on the residents quality of life. Furthermore, the access spur's width off Silver Birch Drive is both unsuitable and inadequate to cope with the volume of movements of vehicles accessing the home. This was only ever intended for use by the original tenant farmer for his tractor. The safety of local elderly residents and children and animals could be at risk from the fast moving traffic to and from this development.

3. Trees/Wildlife

Preservation Orders are in place on a number of the trees adjacent to the entrance of the proposed development. Critically there is a large Ash tree, which is in good health [as confirmed by tree specialist] 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. There is much wildlife that inhabits the area; protected Barn owls, Crested Newts and many other species of birds and creatures and these will also suffer needlessly.

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. This extra parking will cause Silver Birch Drive to be chicaned of parked cars which will be dangerous and will not assist local residents or the required services for the care home [especially Ambulances where access, speed and time are critical factors]. Public Bus services are infrequent at best during day and would involve walking along Yapton Road with no footpath in one direction and no street lamps in either direction, so clearly not a safe route for employees to consider an option even if the timetables did coincide with their shifts. The nearest Train Station is at least 3 miles away and I feel it is extremely naive of Frontier Estates to believe that the majority of staff will use public services, cycle, car share or walk, especially late at night.

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. Additionally it would worry the local residents with extra people wandering around to and from the proposed site in a quiet rural residential road.

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. Currently the majority of street lights extinguish at 00.45 am and the area is in devoid of light pollution. The care home would be lit 24/7 and cause visual pollution and annoyance to the immediate residents and local wildlife. There are hazardous materials [asbestos, heavy metals, PAH's and well known carcinogens] on the site and their disturbance as part of the clearance will pose a severe risk to the residents who won't enjoy the protection that is afforded to on-site workers.

7. Over development

The care home proposal would potentially 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. This proposal is clearly a commercial venture which could include a future change of use to a hotel for example and will severely impact the local residents quality of life and affect their investment, both financially and emotionally. I chose to live in Middleton-on-Sea for its lovely rural village atmosphere and made my purchase decision based on all the facts available to me at the time of purchase. The other local residents are likeminded and care for their properties and the area which ensures it is a desirable place to live. Clearly no-one will consider buying a property in the vicinity with a huge commercial unit on their doorstep. Whilst not a material reason for objecting, I am sure this would adversely impact this area forever.

8. Local medical services

The residents will clearly require specialist medical care and the local services are already overstretched with recent housebuilding and no improved infrastructure to support. These residents will need the specialist attention visiting the site, they are naturally are more prone to germs and infections and falls etc which will put medical services under even more pressure.

9.Demand for care homes

There have been recent care homes built in nearby villages which are operating at under half of their capacity and many others are closing due the lack of demand. The ever increasing care costs are clearly an issue for many people.

I trust you will organise a site visit to understand the local residents concerns and consider these points before deciding on the outcome of the application for this proposed care home.

Yours sincerely

Mrs J Barnes
16 Silver Birch Drive