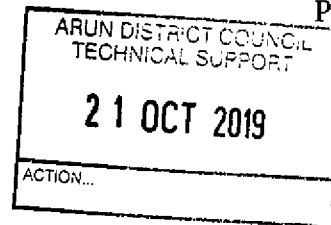


The Haven,
Yapton Road,
Middleton-on-Sea,
West Sussex.
PO22 6DY



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

17th October 2019

Dear Mr Roberts,

Planning Application No: M/80/19/PL

I wish to object most strongly to Planning Application M/80/19/PL for the following reasons.

Over development.

A 66 – bedroom care home is far too large a property to build on this footprint of land. The allocated parking is totally inadequate for the number of people expected to be employed there at any one time let alone at shift change over. Expectations that staff will travel to work by public transport are a fantasy. The 600 bus route timetable has just been drastically cut and for pedestrians catching the 700 bus to Chichester or Littlehampton it involves negotiating a pavement-less piece of road just north of the Middleton Farm Shop and crossing the A259 at the notorious Comet Corner Junction. There is no connection to Barnham railway station.

The result would mean overflow parking for staff and visitors would have to be found on the narrow surrounding roads. This would cause considerable disturbance to residents and restrict access to emergency vehicles.

Safety.

Yapton Road is totally inadequate to take the volume of traffic that has been generated by previous developments. It is narrow and dangerous to both car users and pedestrians as huge delivery lorries force other road users off the road and dangerously close to pedestrians. This has been hugely exacerbated since the opening of BRR as it is now the main road in and out of the village for anywhere other than Bognor Regis. The opening of the BRR has also had a huge impact on the additional use and danger at Comet Corner junction. It is inconceivable that even one extra house should be built in Middleton, let alone the significant additional traffic movements that a home like this would generate, until significant improvements are made.

Risk of flooding

For WCCC Flood Risk Consultees to produce a report that says that flooding is a low risk is incorrect. Local people will quote the late Mr Field (previous tenant farmer) having to park his Land Rover over a main manhole cover to prevent it lifting and pouring its contents into Yapton Road when ever there was heavy rain. Many Middleton residents know to their cost the outcome of new housing developments being built when local knowledge is ignored.

The fields to the north of this proposed development flood to some extent every winter. In 2012 Yapton Road was completely impassable between Comet Corner and Silver Birch Drive and the flooding issues there have still not been resolved. The old existing Farm building probably had no more than a couple of toilets but the high living density it is being replaced with will have 66 flushing toilets & baths/showers for residents alone in addition to staff and visitor facilities, washing machines and dishwashers which will totally overwhelm the sewage and drainage systems.

Disturbance.

There will be noise disturbance to the local community caused through additional traffic along Silver Birch Drive and Yapton Road, especially at shift change. Considerable light pollution will be caused at night with 24/7 nursing taking place.

Departure from the local Plan.

This development is outside the built up area of Middleton. It is land that was always intended to preserve the rural nature of the village. In the late 1990's Arun and WSCC felt so strongly about this that they both offered the land to the community for a proposed Country Park. Arun's land became Worms Wood but WSCC had to defer their offer due to the resident tenant.

Pressure on local GP practices.

66 additional patients are going to add pressure to already overstretched local GP practices.

For these reasons, Arun Development Control please reject these plans outright.

Yours sincerely

A black rectangular box redacting the signature of Mrs Nicola Mills.

Mrs Nicola Mills