

23 OCT 2019

Mr Neil Crowther
Group Head of Planning
Arun District Council

22nd October 2019 by hand

Dear Mr Crowther **Planning Application M/80/19/PL**

I write to make further comments on Frontier Estates' proposals for the redevelopment of the Yapton Road Poultry Farm here in Middleton.

I have talked to a number of residents in the roads in the north of the village, and most share my concerns about the effect of the proposed Care Home on traffic along Yapton Road, Silver Birch Drive and the A259, both during the construction phase and then when the Home becomes operational.

Construction phase.

The building materials will have to be delivered by road. Heavy lorries carrying the bricks, girders, roofing and flooring materials etc will have some difficulty turning from Silver Birch Drive into the short spur towards the site, then across a ditch. Preparation of the site as well as the construction will doubtless require earth-moving vehicles, diggers, cranes etc, which would have to follow the same access route. All this will have a terrifying effect on the roundabout where Silver Birch Drive meets Yapton Road.

An early task will be the removal of the existing farm sheds and the contaminated soil beneath, which I am told contain asbestos. The removal of this hazardous material, as you know, has to be carried out by specialist firms. We require to be told how the chosen contractor will protect us residents as well as their workers.

Operational phase.

The concerns I flagged up in my previous letter still apply. Not enough parking within the care home site for staff, visitors, professionals like doctors, maintenance and cleaning staff.

Difficulty for drivers entering and leaving the home along a single-width stretch from the pathway on the southern edge of the site into the paved area in front of the home's main entrance. Such vehicles as ambulances, dust carts, food and medicine delivery vehicles, will get in each others' way.

I understand that the size of the development does not oblige Frontier Estates to make a Section 106 contribution to improvements to the surrounding roads etc. May I strongly urge you to negotiate a 'voluntary' contribution from Frontier to deal with these difficulties.

I also strongly suggest that WSCC and Frontier negotiate the purchase of sufficient land north of the Care Home site to build road access from the A259.

If your Councillors are minded to approve this Planning Application I vigorously urge you to advise them to attach the following conditions:

- Frontier to seek purchase of additional land from WSCC to build a better access route, preferably from the A259 near Worms Lane.
- Frontier to seek purchase of additional land from WSCC to provide more on-site parking.
- Frontier to write to all homes within a suitable radius explaining how any hazardous material (such as asbestos) will be removed safely.

Tim Bell