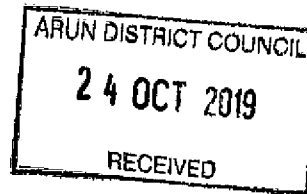


2 Silver Birch Drive
Middleton-on-Sea
Bognor Regis
West Sussex
PO22 6SE

BY EMAIL AND FIRST CLASS POST

Mr K Roberts
Group Head of Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



23 October 2019

Dear Sir,

Re: M/80/19/PL – Former Poultry Farm Middleton-on-Sea

We live on the corner of Silver Birch Drive and Yapton Road, and we have serious concerns about the effect this proposed development would have and strongly to object to it. A 66-bedroom care home, which is apparently likely to be for end-of-life dementia care, will be a very large building and out of character for the area. It will have a much larger footprint than the previous proposed residential development. This development is described as 2 storey, but we note that the plans show a third level for a laundry.

This development is proposed to be accessed through a small spur road on a quiet residential road, and we strongly object to that. It will lead to a great deal of traffic, not only the construction vehicles, but also permanently in the form of round the clock delivery and refuse trucks, staff cars for 3 shifts of at least 20-25 staff members (the developers refer to 100 jobs), ambulances, visitors to the residents, and others such as doctors, hairdressers, maintenance staff and podiatrists etc who will call on the residents of the home. This traffic would have to pass through a narrow road between people's homes. This will produce significant noise and disruption day and night, meaning it may be hard for people living here to get an uninterrupted night's sleep. The traffic will also be crossing a well-used public footpath. There will far more cars seeking parking than will be able to be accommodated on the site with only 29 spaces available, and will mean cars being parked all along Silver Birch Drive. It will be more dangerous for those out walking or children playing, and it will even be dangerous for the residents of the care home if they leave the site in a confused state as they then risk falling foul of traffic, particularly if they make it to Comet Corner and the main road, which will be even busier than it is now if it becomes a dual carriageway, which we understand is envisaged. Traffic already speeds along there. There is likely to also be significant light pollution.

We are also extremely worried about a possible risk that asbestos fibres could be released into the air around us as there is mention of asbestos, ammonia and also other carcinogens in the ground which would presumably be disturbed by the works, along with reference to contamination of the water. What would be done to ensure the health and safety of those living next door to and in the vicinity of the development?

We are also concerned about the potential effect of the development on future flooding in the vicinity. The development would adjoin a flood plain. It appears that part of the plan to deal with water drainage routes surface water into a ditch along the back of the houses in Silver Birch Drive and we would be concerned that the ditch would not be able to deal with it. We are talking about water runoff from a very large building. Since 2007 when we moved in, there has been one occasion in 2012 when Yapton Road, Ancton Lane and the B2132 into Middleton were all flooded and impassable, and there have been other occasions of heavy flooding on Yapton Road. We have also often seen a lot of water lying on the fields behind the proposed development. This no longer appears to be a rare event in light of changing weather patterns.

In addition, we have heard that the farmer who previously occupied the land had concerns about the sewerage drain covers rising when water levels were high. We would be talking about adding in 66 en-suite bathrooms and toilets, staff toilets, laundry and kitchen waste water all going into the existing drains, and wonder whether the system could cope with that.

This care home would also place significant further pressure on the already overstretched doctor's surgeries in the village.

The development will also disturb various birds and small mammals in the area, which include protected species such as crested newts and barn owls, and which would be a great loss to the environment.

As a result, we would ask you to reject this application.

Yours faithfully



Linda and Justin Lees