

[REDACTED]

From: Louise Alger [REDACTED]
Sent: 22 October 2019 22:48
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Application M/80/19/PL

Dear Mr Crowther,

Ref- Planning Application M/80/19/PL

I would like to **STRONGLY OBJECT** to the above planning application for the following reasons-

1. OVERDEVELOPMENT

This is the wrong type of development in the wrong place!

The plan to build a 3 story, 66 bedroom commercial business, operating 365 days of the year, 24 hours a day in a residential area , with all that it entails has no place in the domestic environment of Silver Birch Drive, Yapton Road and indeed the beautiful coastal village of Middleton On Sea.

The building itself would be an architectural monstrosity and a complete mismatch to

all surrounding housing. This would be an overdevelopment on a grand scale in a semi rural environment in size, mass, and totally out of character with neighbouring properties.

2. NOISE POLLUTION

Living so close to the proposed development there will be a massive increase in noise pollution for the following reasons-

- *Huge increase in the volume of traffic 24/7 365 days of the year
- * Night time traffic currently virtually non existent, will be very much increased
- * Large volumes of commercial traffic including recycling lorries, waste collection delivery lorries, post vans etc
- *Ambulance sirens at all hours of the day and night
- * Noise from commercial kitchens and laundries on site
- * Visitors coming and going slamming car doors and chatting in the car park
- * Staff coming and going in all sorts of transport including cars, motor bikes through the day and night, all working different shifts.

3. LIGHT POLLUTION

Light pollution which is extremely detrimental to human health will be significantly increased for the following reasons-

- * One huge building emitting light from 66 bedrooms and staff areas.
- *Large lounge and communal areas emitting light
- *Head lights from all vehicles shining in houses throughout the night
- *Flood lit car park so staff and visitors can access safely 24 hours a day 365 days of the year.
- * Access road will no doubt be flood lit throughout the night, to allow for staff shift changes and ambulances coming and going.
- * Currently, the street lights are off outside my house between the hours of 1.00am and 6.30am and Silver Birch Drive is in total darkness. My property is adjoining the proposed road and in front of the proposed car park. This will be a significant intrusion and invasion on family life in a residential street.

4. HIGHWAY SAFETY / INADEQUATE PARKING

The increased traffic volume will further compromise safety of all residents and visitors to Middleton on Sea.

*Comet Corner- this is already an accident black spot where sadly people have been killed and seriously injured. Why would it be a good idea to place a commercial business within a short radius of this junction? There will be a tremendous increase in heavy goods vehicles, delivery vans, recycling lorries, cars, taxis and motorbikes all using this junction. PLEASE do not put any more lives in danger by adding more potential traffic to this junction.

* Yapton Road- this is a very narrow windy country lane. It twists and turns and visibility is very poor in some areas. There is hardly enough space for two cars to pass comfortably in some places, so increasing commercial heavy goods traffic and other vehicles is an extremely dangerous plan.

* Silver Birch Drive- due to the lack of proposed car parking on the plan, Silver Birch Drive and surrounding cul de sacs will become the overflow car park. Many young families in the area will have their safety put at risk. If cars are parked everywhere it will seriously impair visibility not only for those crossing the road or walking and cycling to school (which by the way is incentivised at all local schools) Residents will also be put at risk of accidents as they will be unable to see clearly when pulling out of driveways, their visibility very much impaired by all the parked cars which will be there for long periods as this is a business operating all year round.

- * According to Frontier Estates, there will be an extra 145 traffic movements per day, this is more than likely to be the minimum, all in a residential area and down a small unused spur road next to my house. This is a massive increase in traffic and will severely compromise safety and quality of life for all residents of Silver Birch Drive.
- * The roundabout at the end of Silver Birch Drive will become another accident hot spot due to increased traffic volumes and high speed traffic travelling along Yapton Road - Comet Corner 2, for sure !
- * This is going to be predominantly a dementia care home. How will it be safe for patients who may have a tendency to 'wander', to be living so close to very busy roads. Not only their safety, but also the safety of locals will be put at risk if they were to accidentally hit a patient 'wandering' in the road late at night?
- * Increased pollution from traffic fumes in a semi rural location.
- * The access road is not wide enough or fit for purpose. It is an unused tiny spur road which a farmer used to access his land, possibly only once or twice over 15 years ago. It is unbelievable to think this would be acceptable, to have high speed emergency vehicles down this tiny spur road throughout the day and night!

FROM A HIGHWAY SAFETY POINT OF VIEW, ALONE, THIS PLAN MUST BE REJECTED

5. FLOODING AND SEWAGE

The area surrounding this proposed development is prone to flooding. In 2012 Silver Birch Drive suffered serious floods, causing huge disruptions and damage. Yapton Road is also prone to flooding. The dew pond (recently ploughed out) adjacent to the proposed development is often full of water and the ground extremely waterlogged, because it's a flood plain.

Drainage and surface water run off are a big problem in the area.

In relation to sewage systems this is already at full capacity and very often goes into surcharge.

6. DISRUPTION TO WELL USED PUBLIC FOOTPATH

The access to the proposed development goes across a very well used public right of way, yet again severely compromising public safety. Sadly, what may happen is that the public may not continue to use it as it will become far too dangerous to have a dog off a lead or a child walking freely, due to the high frequency of traffic which includes ambulances.

I also understand that this Public Right of Way has been sold to Frontier Estates, so what guarantees will there be long term that this land will remain a public right of way? Absolutely none! We all know that developers can and do, re-route public footpaths for their own benefit? This is an ancient right of way and hedgerow which could be ruined or even lost forever if this plan were to go ahead.

Who agreed to this sale anyway, as there appears to have been no notices up and certainly no public consultation.

7. PROTECTED TREES/ DESTRUCTION OF WILDLIFE

Not only is the proposed access road too narrow, but it is also impossible to construct without causing serious damage to three protected trees (TPO/M/1/15).

The road cannot be built without damage or even fatal destruction of these trees as large commercial vehicles and numerous cars and vans drive-over the roots 24/7 365 days of the year. A tree preservation order should mean exactly that - we keep it unharmed and safe.

There is no way that access can be gained without trimming a large number of

branches from these trees which of course Frontier Estates will need planning permission. I note that they are not doing this now as it could prove to be far too controversial, although at the public exhibition in August they admitted this would be necessary?

It is totally wrong to mislead the public now at this planning stage . There is just no way any of these protected trees can survive should this plan go ahead?

It is also worth stating that this area of biodiversity and is a valuable site containing a host of wild life including owls, great crested newts and bats.

There are many other factors to consider with this application, but I have focused on all the material planning concerns. Frontier Estates are a large company who have a lot of resources at their disposal and their main motive is for profit.

I truly believe an informed decision cannot be made without a site visit.

Please reject this plan, it is not suitable for Middleton on Sea

Yours sincerely

Chris Alger
14 Silver Birch Drive
Middleton on Sea

Sent from my iPad