

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 26 August 2021 13:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Application CM/34/21/PL

From: tracey villa [REDACTED]
Sent: 26 August 2021 13:35

Subject: Re: Planning Application CM/34/21/PL

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Dear Mr Schneider,

I am writing to you as an extremely concerned resident of Climping Street who lives directly adjacent to the Maidenhead Aquatics site. I understand that you have recently carried out a site visit in respect of the above planning application and, apart from a recommendation that vegetation be cut back looking east out of access onto Crookthorn Lane, you upheld WSCC Highways' earlier decision to make no objection to the proposed car wash.

Over the past 14 years, I have witnessed traffic levels, particularly in respect of heavy commercial vehicles, increase significantly along this section of the A259. From my garden and sometimes also from inside my house, I hear the noise of frequent near miss incidents and, on one occasion, sadly the noise of a fatal car accident at the Oystercatcher Junction. I also see vehicles queuing alongside my garden wall while they wait to exit Climping Street

which at peak times can take 10 minutes or more. Often the only way to turn east onto the A259 from here, is to just pull out and stop oncoming traffic, being careful to avoid overtaking motorcycles which are difficult to see as they come up on the outside, and then waiting until a driver coming from the west, lets you out. Sometimes the only way to exit more safely, is to reverse back down Climping Street out of the lane for traffic turning right and then take the lane to turn west onto the A259. This subsequently involves having to move very quickly across to the right hand turning point at the Oystercatcher Junction and then either turning around in the Oystercatcher Pub car park and rejoining the A259 heading east, or driving along Yapton Road and taking Horsemere Green Lane, turning right at Church Lane and rejoining the A259 at the roundabout with Crookthorn Lane. This is a safer, albeit longer option but adds to the existing issues of cut through traffic along Horsemere Green Lane, and still often involves queuing at Crookthorn Roundabout.

The above has become the norm in recent years for residents of Climping Street and visitors to Climping Beach. The Bald Kitchen anticipate that their recently approved fast-food cafe, outside seating area and drive-thru will attract large numbers of customers, including HGV vehicles, rendering this section of the A259 'rammo'. The entrance/exit to the car wash proposed by Brightfield Group will be shared with Maidenhead Aquatics, The Arundel Gardener, Woodpecker Camping and Caravan Site, the fast food cafe and drive-thru and a 64-bed dementia care home, whose construction is due to start imminently. Cyclists and pedestrians from the Felpham to Littlehampton cycle/footpath, together with people arriving by the No. 700 bus, will also be accessing/leaving the site at the same point. Once inside, there will be customers, including children, of the various businesses walking between moving vehicles. Businesses do not set themselves up to fail. They open in locations which will bring in maximum custom and, due to the rural location of the Maidenhead Aquatics site, most of this custom will arrive by private car and commercial vehicle. This increase in traffic does not include supply deliveries to the various businesses on the site, nor the increase in domestic and commercial vehicles required to support the dementia care home, once it is operational. In the very near future, this access/exit point will be used by construction traffic for the dementia care home for a period of 18-24 months. For the last 3 winters, HGV and plant used by the Environment Agency in their efforts to stop Climping Beach from disappearing into the sea, have thundered down Climping Street, damaging the road surface, residents' driveways and hedges and adding to the existing A259 traffic flow issues, as they navigate the sharp turn into Climping Street from both directions of the A259.

I would ask that WSCC Highways gives specific consideration to the increased vehicle movements at this location that will be generated by a 64-bed dementia care home once it is operational. Access is required 24/7, including access for emergency services. The dementia care home's shared A259 entry/exit point will be used by HGVs making operational deliveries to and removing commercial waste from the care home (including hazardous materials), care and administration staff arriving for and leaving their shifts, auxiliary services including visiting medical professionals, adult social care staff, maintenance staff etc, as well as by visitors to the care home's residents. Dementia care homes are operational day and night and sometimes, despite rigorous security systems and the best efforts of staff, residents do manage to leave the building unaccompanied and sometimes the grounds too. I have seen this happen firsthand, due to my own involvement over several years with a dementia care home of a similar size. Proximity to the A259 is worrying enough, but allowing businesses which generate a high vehicle flow such as a fast food outlet and car wash, to be sited even closer still to the care home, is totally irresponsible and puts the lives of extremely vulnerable, elderly people at risk. The construction of a dementia care home was allowed at this location behind the Maidenhead Aquatics site, based on an acute need within Arun for increased dementia care services, and the benefits to residents of a peaceful, rural setting. By subsequently giving planning permission for further commercial development on the site, the dementia care home will now be part of a commercial retail park, with the risks to personal safety and the operational issues this will bring.

It is the responsibility of council planning departments to protect the population and the environment against inappropriate, irresponsible and unsafe domestic and commercial construction. When several different planning applications are submitted in quick succession for one site, they should be considered together, instead of being allowed to be 'pushed through' piecemeal. The combined physical safety of the different end users of the site and the environmental impact of the development of the area of land as a whole, should be prioritised, and not based on an inadequate desk top study, only followed up with a time limited site visit, after local residents have expressed their concerns for public safety. This site as a whole has access/exit issues that cannot be addressed by simply cutting back some overgrown vegetation.

I am currently taking photos/videos of the traffic flow along this stretch of the A259 to record vehicle volume and

type at different times of the day/days of the week, and to provide a clearer picture of the traffic flow issues detailed above, rather than just a snapshot of a specific time on a specific day. Schools will shortly be starting their autumn term which will see even more traffic, as will the start of the construction of the dementia care home in October. In the longer term, the potential construction of domestic housing on land to the north of the A259 opposite the Maidenhead Aquatics site, will also have increased traffic flow implications. I am happy to provide WSCC Highways with a copy of this photographic evidence, so that more accurate information is available to them when assessing their department's response to both this and future planning applications.

Yours sincerely,

Tracey Villa