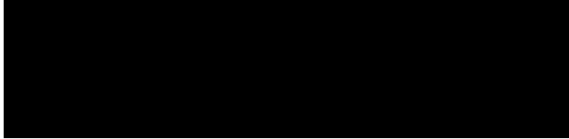


MIDDLETON-ON-SEA PARISH COUNCIL



J.W.LAKE

Clerk

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PO22 6HQ

Assistant Director Planning Services
Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

12th October 2020

Dear Sir

Re: Planning Application M/68/20/PL–Poultry Farm 87, Yapton Road Middleton-on-Sea – demolition of the existing structures and redevelopment to provide a new 66 bedroom care home arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision, (resubmission following M/80/19/PL). This application is in CIL Zone 4 (Zero Rated) as other development.

At the meeting of the Parish Council's Development Control Committee held on the 7th October 2020, the committee unanimously agreed to **OBJECT** to this planning application on the following grounds.

This planning application is an amendment to the recently **REFUSED** planning application M/80/19 by Arun District Council. It is therefore necessary to look at the reasons for the refusal by Arun District Council to this application and the amendments made by the applicant in this new planning application to remedy the reasons for refusing the planning application.

Arun District Council reasons for refusal of planning application M/80/19/PL

- 1) The proposals are considered to be an over development and adversely affect the visual amenities of the locality by virtue of them being out of character in scale and density in conflict with policies D DM1 and D SP1 of the Arun Local Plan and policies in the National Planning Policy Framework.

- **Response to the above by the applicant of planning application M/68/20/PL**
The only amendment to the above is a reduction in the height of the building, it has not reduced the overall footprint of the site and so there is still overdevelopment of the site as previously refused by Arun District Council. Also by excavating the basement which covers an area 825 cubic feet the effects this has on the overall building has not been covered
- 2) The use of the proposed access will result in damage to the protected Ash Trees by virtue of the proximity of vehicle movements to them, leading to their loss contrary to policy ENV DM4 of the Arun Local Plan.
- **Response to the above by the applicant of planning application M/68/20/PL**
The planning statement presented with this new application states that the applicant does not accept this and has therefore made no attempt to assist in resolving this issue, so the refusal by Arun District Council on this point would still exist.

Arun Local Plan – Areas of Objection.

- **Section 13 Design – sub section 13.2.2, 13.2.8, 13.2.9** states that the successful introduction of new buildings into established townscapes and limits on scale and massing ensuring that “new” buildings are harmonious with their surroundings. We **OBJECT** on the basis that the planning application **overall mass and scale is out of keeping with surrounding properties. It is out of character with the streetscene and it is unneighbourly** as the site will be viewed by residents of Silver Birch Drive, Yapton Road and users of the Public Right of Way No 160, although the planning application states that the site cannot be viewed from the public road, public footpath or other public land we contend that this statement is not correct.
- **Section 13 Design – sub section 13.2.11 and 13.2.12** refers to the amount of development on a piece of land, a good design led approach has good access to public transport and services and should be sympathetic to the site and its surroundings.
We **OBJECT** that the planning application proposal with 66 bedrooms on a small site, the site looks cramped and the site is again therefore overdevelopment. We also **OBJECT** that the “Draft Transport Management Plan” report provided by the applicant is totally misleading. The report is a draft because the applicant who has accepted the report does not know what will happen in terms of how people will get to work, visit the site and the number of car movements that will be taken. The report states that once the planning application is approved and after a period of time a whole myriad of surveys will be undertaken to look into the Transport Plan. We contend that if this planning application is approved no surveys will be undertaken by the applicant and we are concerned as to who will enforce these surveys to be carried out.
It is more sensible to prepare a Transport Management Plan based on all people coming to and from the site will use a car and a report on this basis will then be

on a worst case scenario. The roads around the site are already under pressure and the additional transport will only make this situation worse.

- **Section 12.6 Independent living & care homes – sub sections 12.6.3 and Policy H DM2** states that it is essential that care facilities are located close to community and social facilities in order to ensure that older people can continue to be an integral part of existing communities. Facilities should be easily accessible for residents, employees, visitors and service providers. A travel plan would form an important part of any planning application for care facilities. We **OBJECT** to the findings within this “Draft Travel Plan”, the report states” In context of the location of the site within the immediate vicinity, any pedestrian access both to and from the site will be via the Silver Birch Road cul-de-sac. This statement is correct but if you wish to be a part of the community and visit the shops in Middleton-on-Sea or be part of the community you have to walk along Yapton Road. Yapton Road is not wide and is used by large vehicles and only one side has a pavement. If you are a visitor you also have to do this walk from the bus stop in Middleton-on-Sea to the site. The scheme under Policy H DM2 is therefore not easily accessible by foot for residents, employees and visitors, of course if you are using a car it is easier but the Draft Travel Plan is looking to reduce the level of vehicle movements in an attempt to suggest that people will walk instead of using a car.

Sustainable Development Policy SD SP1 – The National Planning Policy Framework in respect of achieving sustainable development states that the planning systems have three over-arching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

We **OBJECT** on the basis that the development needs to contribute to the objectives above south of the National park have not been met.

- **Arun District Council Local Plan 2011-2031 Objectives** – One of the objectives is to ensure that adequate infrastructure provision is secured to serve any new development, another is the protection, conservation and enhancement of the natural and built environment. The points that are being raised in this letter will outline the grounds why these principle objectives have not been met and therefore this planning application should be **REFUSED**.
- **Proposed development will impinge on the privacy of adjoining properties**
- **Location of Development – Traffic & Travel Demand** – this application if approved will materially affect the existing road congestion at both the roundabout exiting from Silver Birch Drive and creating even more traffic on the A259 at the Comet Corner junction.
 - The roundabout exiting out of Silver Birch Drive which according to the Travel Report will see an additional 145 vehicle movements per day could become an accident blackspot due to traffic entering onto the roundabout from Silver Birch Drive being unable to see traffic coming onto the roundabout on its right hand side due to a blind corner which obstructs the drivers view and has seen a number of accidents and near misses.
 - The Travel Report suggests that car sharing needs to be considered, this does not work and therefore more cars will be used than those in the report.
 - The use of buses is restrictive, there is no Sunday service and depending on shift changes staff may not be able to get last bus from Middleton, so more cars will be used than those in the report.
 - The Transport Report does not reflect what we believe to be the more accurate traffic movements in and out of the proposed development.
- **Car Parking within Development**
 - Plans originally showed 26 car parking spaces which has now been amended to 29, we believe with the number of staff, handover periods, visitors etc. the increase is still not enough to meet these requirements and therefore vehicles will look to park in Silver Birch Drive.
- **Foul & Surface Water Drainage**
 - Surface water flooding is a concern if no significant improvements have been made or will be made so that the flooding issues in 2012 are not repeated
 - The surface water overflow with high rainfalls will flood the roads and nearby properties.
- **Risk of Flooding**
- The area of the proposed development is shown to be within an area of high risk from groundwater flooding.
- West Sussex County Council have not objected to this application and based their decision on modelling data only and state that there results are insufficient to

- determine peak ground water levels. Infiltration should be utilised to its maximum potential.
- West Sussex County Council also states that to assess the viability of a drainage scheme groundwater monitoring for the full winter period (October to March) needs to be completed and submitted alongside winter infiltration testing to BRE 365, or similar approved at the expected location and depth of proposed infiltration structures. This must be above the maximum recorded groundwater level in that vicinity. How can this application be considered without this information and why has West Sussex County Council therefore not objected to this application.
 - This area has flooded six times between 1963-2014 with 2012 seeing Yapton Road and surrounding areas being flooded to a depth of 1 metre
 - We have concerns that with the new basement area the risk of flooding in the area will increase and will see local roads flooded and we need Arun DC Drainage department to advise as to the probable risks that this may cause over an area that floods on an annual basis
 - **Loss of Trees & Trees with Tree Protecting Orders**
 - A number of trees are to be removed and there are trees on the site with protection orders which are close to the entrance of the site and these trees and especially their roots need to be protected by the building contractor. It is important that these TPO's are protected and although some evidence is shown within the reports on how this might happen we feel that more protection is needed. What are the consequences if the building contractor cuts down a TPO tree and how do we know that the measures laid down in the report will protect the trees following construction if this planning application is approved.
 - **Sussex Police Report – Lighting of site**
 - The above report seems to suggest that the lighting within the parking area/s needs to be on all day and every day (24/7). We are concerned that the local residents living in Silver Birch Lane and Yapton Road will find this an intrusion especially through the night time period. We would like to suggest that the lighting be set on a dusk to dawn sensor which will only then come on when necessary.
 - **Personal Safety on the Public Highway**
 - If members of the public are walking to the site or leaving the site they have to go down dimly lit paths, roads and in some cases cross over the road to get back onto a pavement this is especially dangerous during night time periods and the application does not appear to acknowledge this as a problem and highways do not appear to insist that lighting is provided within Yapton Road so the public can feel safer.
 - **Potential of Asbestos on site**
 - The application has not provided a survey for asbestos on the outbuildings. A survey has been undertaken on the house on the site under another approved planning application but this survey did not cover the outbuildings and the survey suggested that there was a possibility that asbestos existed in the outbuildings. This survey needs to be carried out to

ascertain if asbestos is present and to provide the proper safeguards to local residents and the environment if asbestos does exist.

- **CIL/S106 Construction Infrastructure Levy Agreement**
 - The Construction Infrastructure Levy does not apply to this application so although the development will provide additional traffic movements onto roads that are already under pressure from existing traffic movements and other approved planning applications for housing developments in surrounding parishes especially at the Comet Corner junction, vehicles along Yapton Road and Silver Birch Drive being used as a short cut into Felpham there is no contribution from the applicant to assist with this situation.
- **Request for site visit by Arun District Council Planning Committee**
 - Based on all the points raised in this letter we believe it will greatly assist your committee if they made a visit to the site to gain a greater understanding of the implications that will be faced if this application is approved.

The Parish Council Development Control Committee therefore OBJECT to Planning Application M/68/20/PL and request you vote to REFUSE it.

Yours faithfully

Joe Lake
Parish Clerk