

William Weston
7 Silver Birch Drive
Middleton on Sea
Bognor Regis
West Sussex
PO22 6SJ

Your Ref: OWPC24585
Our Ref: M/80/19/PL 16-09-2019
Please ask for:
Mrs A Gardner

14th October 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home (Use Class C2) arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision
Former Poultry Farm Land West of Yapton Road Middleton on Sea

Thank you for your internet representation made on 12th October 2019 which has been recorded as '**an objection**' with the comments as follows:

Objection for the following reasons

1, Overdevelopment, This application is for a large scale 24/7 commercial development to be located in a quiet residential area of Middleton. The size of this proposed development would totally overwhelm the location.

2, Parking, We are informed by the developer Frontier Estates, that there would be over 100 staff employed at this site, with up to 25 people on each shift and therefore the period between shift changes could result in up to 50 staff being onsite at any one time. In addition, visiting medical professionals, trades people and of course families and friends visiting the 66 patients, would also need to be taken into account.

The allocation of 29 parking spaces to this site is clearly totally inadequate for a development of this size, and will result in cars failing to find vacant parking spaces onsite and over spilling into Silver Birch Drive and the surrounding cul de sacs on a 24 hour 7 day per week basis.

3, Ash tree, with a Tree Preservation Order fouling proposed access road onto site. The developer claim that they would protect the roots of this tree with a commercial system that has been used in similar situations, with, they claim success. However what they have not acknowledged is that a number of the tree's boughs and branches, hang very low over the width of the proposed entrance road, the lowest of which is only just over 2 metres above the proposed carriageway. These would have to be removed from the tree on day one to allow construction plant and vehicles to access the site and, in addition, pruning would need to be ongoing to ensure access to the site could be maintained. This work would involve substantial amount's of damage to the tree and on fears for it's long term health. In conclusion, we believe the proposed access to this site is not practical without severely damaging the tree with a TPO on it. We believe the developer should either find an alternative way onto the site or at the very least slew the access away from the Ash tree to minimise possible damage to roots, boughs and overhanging branches

4, Drainage, The developer proposes to drain surface water run off from the site, via underground pipework into an existing ditch that runs along the southern edge of the site. this is a very insubstantial ditch and it is not hard to imagine it being overwhelmed in periods of sustained heavy rainfall. The ditch is located close to the rear gardens of 2-12 Silver Birch Drive and, if overflowing were to occur would put these properties in danger of being flooded and could subsequently spread to other nearby properties.

Hazardous Waste, The developer states that there is no hazardous waste on this site. However, at a previous meeting called to discuss the original planning application for 13 houses, it was stated by the agents acting on behalf of the landowner, West Sussex County Council, that the site could no longer be used for agricultural purposes, as the site was contaminated with asbestos roof sheeting. This they stated would need to be removed by specialist contractors, at an expense that the council could not justify, prior to any future use of the site. It would appear the residents of Middleton are being given contradictory information which is disturbing to say the least.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning