

Mrs Katharine Mussell
40 Lodge Close
Middleton-on-Sea
Bognor Regis
West Sussex
PO22 6NF

Your Ref: OWPC24621
Our Ref: M/80/19/PL 16-09-2019
Please ask for:
Mrs A Gardner

15th 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 15th October 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Sirs

I wish to register my strong objection to the proposed development M/80/19/PL. Given the already congested roads and the unsafe junction at Comet Corner, which hasn't really been improved by the recent work, together with the increase in traffic following the opening of the bypass to Bognor, together with the very small provision of only 29 parking spaces for the proposed development, this sounds like a recipe for traffic and parking nightmares for the village, particularly for those living close by the proposed development site. Public transport links from nearby towns and stations is not convenient or cost effective for many, so I fear that most visitors would arrive in their own vehicles, with potentially nowhere to park. There will also be an increase in large commercial vehicles such as delivery lorries, ambulances/patient transport and refuse lorries, which would not be sustainable for the fairly narrow and busy lane leading to the proposed site.

Additionally, this area has historically been badly affected by flooding, and I do not feel that the drainage system will cope with a development of this size, and that the development could, in fact, significantly contribute towards future flooding issues in the village.

A further concern is that the local Medical Centre is already under pressure, and this will only be exacerbated by having to accommodate additional patients, some with complex needs.

I also do not feel that mature trees, subject to Tree Preservation Orders, should be damaged or removed, and am also concerned about disruption to the existing public right of way adjacent to the proposed site, which is currently enjoyed by locals and visitors alike and should be maintained.

As a resident of Middleton-on-Sea for nearly 13 years I have noticed a huge increase in traffic over the past decade, and for this reason, combined with EXTREME concern about the impact on flooding issues (as a resident who was flooded out and hugely impacted due to the floods of June 2012), I implore the planning committee to turn down this application as I truly feel that it is out of place for this site, and would cause a host of significant issues to all those living within Middleton-on-Sea, Elmer and Ancton.

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