

Stuart Coster
20 Silver Birch Drive
Middleton-on-Sea
West Sussex
PO22 6SJ

Your Ref: OWPC24679
Our Ref: M/80/19/PL 16-09-2019
Please ask for:
Mrs A Gardner

23rd 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 22nd October 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir / Madam,

If I may I would like to submit an addendum to my letter of 14 October, uploaded on 22 October 2019.

I have just viewed both the Road Safety Audit and Substitute Plan uploaded on 18 October 2019.

Regarding the Substitute Plan, the drawing shows the access road with markings as if it were a standard two-lane road. It is not - and it is very disturbing to see it portrayed inaccurately as such to the council by the developer and its paid agents, especially given the 145 vehicles a day at least the applicants plan to put down this small side road.

Two-way access will not be possible down that access road the majority of the time, certainly if a larger vehicle like an SUV or van is involved. This is a very important fact, because if two way traffic is not achievable in practice much of the time, this will have severe obstructive implications back on the busier Silver Birch Drive and its community.

Regarding the Road Safety Audit, this is completely deficient. While it does mention visibility issues causing potential conflict and safety issues between traffic on the access track into the development and the existing access road, it doesn't mention the key roundabout junction of Silver Birch Drive with the main Yapton Road, through which virtually all of the development's significant additional traffic will go on to travel.

Yet, as I described in my earlier letter, visibility from the exit of Silver Birch Drive of often fast-moving traffic arriving onto the roundabout from the right is extremely limited. How can a credible Road Safety Audit fail to even consider this, nevermind comment on it?

Both these documents - like also the Transport Assessment, as I set out in my letter - are completely deficient and inaccurate bases for a council decision and should all at the very least be sent back to the developer and its agents for reappraisal and accurate resubmission before a credible decision can be taken.

Yours faithfully,
Stuart Coster

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