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Planning - <planning@adur-worthing.gov.uk>

Fwd: AWDM/1687/23 objection to children's home reapplication after refusal

1 message

Planning - <planning@adur-worthing.gov.uk> 11 January 2024 at 12:50
To: Planning - <planning@adur-worthing.gov.uk>

-------- Forwarded message -------
From: **Georgina Semple** [redacted]
Date: Mon, 8 Jan 2024 at 09:13
Subject: AWDM/1687/23 objection to children's home reapplication after refusal
To: <peter.barnett@adur-worthing.gov.uk>, <hannah.barker@adur-worthing.gov.uk>

To whomever it may concern,

I am writing to object again to re application for Normandy House to change from single residential dwelling to a Children's Home after its rightful refusal.

This change of purpose has already been rejected by the Planning Committee on grounds of safety and location of the property. Neither of these things can be addressed or resolved unless the property be moved to another location. It is clear that this reapplication has disregarded this rejection entirely and cannot see the impending fatal consequences of a children's home on a main dual carriageway.
The location of the property is still entirely unsuitable to safely support a children's home on a number of very serious planning considerations.

"The proposed location for the children's home is inappropriate in view of its proximity to the busy A27 and the lack of safe pedestrian access to local services.
Therefore contrary to Policy 15 of the Adur Local Plans and the NPPF."

Highways concerns;

The property is located directly on a main arterial dual carriage way with a sharp left turn onto the drive.

There in no way of slowing in a managed, safe manner onto the driveway.

The view into the drive itself (shared with the neighbouring property) is totally blocked by a roughly 10ft fence which comes out all the way to the footpath- nonplannign permission was saught or granted. The exiting vehicle is not visible to incoming traffic on the shared driveway until it has begun the turn in. Given the traffic which would be both entering and leaving the property given the amount of journeys to be taken by multiple family support services, emergency services and friends this would put anyone using the access in an almost constant state of danger. This is not only danger to those both entering and leaving the property but also the neighbours who also have to use the dropkerb area to access their property and driveway, as well as the members of the public on the main dual carriageway and footpath.

Due to the high levels of traffic on the dual carriageway and potentially using the property access this is an accident waiting to happen with a rear end collision from a car from behind on the dual carriageway or head on with another vehicle trying the exit the property. The current resident has already been involved in an accident being dropped off outside his own house on the main carriageway and was thrown from the vehicle when it was hit from behind and the passenger with him also suffered injury from this accident. It is therefore clear that this is not a safe place for a children's home given this will exponentially increase the traffic accessing the property increasing the risk of accident and serious injury to those minors, their carers and other support workers and services.

Property access to the parking area is not easy to get in and out of as the gradient is high and the gatepost gap is narrow. A number of vehicles have either damaged themselves or hit the gateposts just accessing or trying to leave the property on multiple occasions already.

There is no on street parking to accommodate additional vehicles, nor any easily accessed parking close by. The closest parking is the other side of the dual carriageway in the which case you need to use the lights at the Manor roundabout to access the property's side of the carriageway- 8minutes to the lights 1 minute to cross 8 minutes to opposite 17 minutes total. There is the likelihood that any young people in the residence would choose not to make the 8minute walk from one side to the the other and may chance a run across 4 lanes of very heavily used dual

carriageway traffic to shorten their journey and therefore have a heightened risk to those making that choice and the vehicle on the highway of causing an accident, collision and potentially injury or worse. Fatalities on this stretch of dual carriageway are well known for both adult and children.

Overlooking, Loss of privacy

The rear window on the east side which directly overlooks into the neighbours back garden and conservatory currently has a requirement to be sealed shut. Should this become a multiple residence, I would imagine access would then be needed for this window for safety reasons and would therefore be in breach of planning requirements again making a multiple residence inappropriate.

The installation of this window was a pervious oversite as the plan provided to the council did not fully demonstrate thay there would be a total lack of privacy as the only land to the north of the new building structure apart from the narrow access path is owned by the neighbour and contains rear patio and conservatory.

Noise, disturbances and traffic

As the proposal sites the capacity for 4 carers and 5 children in the previous application and emergency services resulting in constant distriburbance for the neighbours with vehicles constantly accessing the property day and night, danger to those using the driveway and increased risk for all road users of the main A27 dual carriageway.

The children and young people would not be able to easily access local amenities given the property is a 20 minute walk into Lancing to access shops and local amenities. It is also an exceptionally busy stretch of road and poses a safety concern for young people having to use the path due to the exceptionally close proximity of the road.

Antisocial behaviour is undeniably linked to Children's homes. Smoking for example would have to take place off the property which only allows the A27 footpath to be the place that could be accessed for such purposes as there is nowhere else.

All the properties along this stretch of A27 Dual Carriageway with drives leading directly onto the road are typical residential dwellings with one family. These are safe and sensible properties which use their own properties and accesses with all due care and attention and have a respect and understanding for the potentially hazardous threats the road poses. Multiple parent and carer families wouldn't have this in this location in one house. Children need a safe and secure place to grow up in and thrive and the location of Normandy House alone does not provide this in any sense or form.

It would be a danger to both those who reside in the property and A27 road users if this application of anything other than a residential dwelling was given and would put lives at risk.

Yours Sincerely,

Georgina Semple