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14th May 2020

Helen Symmons
29 Satinwood Close, Middleton on sea
Middleton on sea
Bognor Regis
West Sussex
PO226SB

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: M/28/20/DOC
Site Address: Poultry Farm 87 Yapton Road Middleton-On-Sea PO22 6DY
Description of works: Approval of details reserved by condition imposed under ref M/45/16/PL relating to Condition Nos 10 - foul water drainage, 11 - surface water drainage, 13 - discharge of flows to watercourses and 14 - SuDs

Thank you for your internet representation made on 13th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26902

When the tenant farmer died the local council (who own all this land) refused several applicants who wanted to take it over as a farm and sold off the small Poultry farm site to a private developer - one has to ask why they did this?

After a previous 66 bed care home planning application M/80/19/PL was initially refused and is now in the appeals process the developers went onto the site before the original planning permission M/45/16/PL for 13 homes had lapsed to commence development and local residents held a peaceful protest. These developers did not comply with all the regulations but ADC appeared to support their actions. They tore off the roof despite there being Bats and Barn Owls on the site and the developers are apparently being allowed to do their own eco-surveys. Bats are a protected species and proper surveys should have been done before any development started <https://www.bats.org.uk/advice/development-concerns-1>

They are clearly NOT going to build 13 homes under the conditions imposed to preserve the ancient ash trees, and right of way, they are a specialist care home company now appealing the planning permission for a 66 bed care home which local residents fear is likely to be passed.

We the local residents feel that our concerns and the devastating climate change implications are going to be ignored. Yapton road beside the Poultry farm site regularly floods and the houses there near comet corner also have been flooded in the past.

The access way into the site via our residential estate has also been purchased by Frontier Estates and their care home plans have limited parking which would mean staff and visitors parking in the roads on our estate and ambulances, delivery Lorries coming and going 24/7

There are ancient Ash trees located there which have tree preservation orders on them and an ancient right

of way used by local people - both the 13 houses development and the massive 66 bed care home development also puts them at risk.

With the current climate change crisis we should be preserving farmland, planting trees and not building new houses or massive care homes on flood planes in rural areas.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.