



Planning Department
Arun District Council
1 Maltravers Road
Littlehampton, BN17 5LF

London
Holmes House
4 Pear Place
London SE1 8BT

10 September 2020

Dear Sir/Madam,

Land West of Yapton Road (Poultry Farm), Middleton-on-Sea, PO22 6DY

We are instructed by our client, Frontier Estates to submit an application for the demolition of existing structures and replacement to provide a new 66-bedroom care home arranged over two storeys together with associated access, car and cycle parking, structural landscaping and amenity space provision at the above site.

This application follows application reference M/80/19/PL, which was refused by the Local Planning Authority in February 2020. The applicant has subsequently lodged an appeal against that decision and this application is without prejudice to that appeal and the case set out therein.

The purpose of this application is to seek to address the concerns raised by the LPA relating to the scale and density of the proposals and its perceived impact on trees. The scheme is materially reduced in size when compared to the last proposals.

A full schedule of the material submitted as part of the application is set out in the accompanying Planning Statement.

A CIL Liability Form is provided, but the Arun District Council Charging Schedule identifies that this proposal does not attract a CIL charge. No application fee is provided because this submission is made within one year of the last decision and so is exempt.

Yours sincerely,

Nik Smith
Associate Director

London

Birmingham

Manchester

Reading