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22nd September 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/68/20/PL
Site Address: Poultry Farm 87 Yapton Road Middleton-On-Sea PO22 6DY
Description of works: Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home arranged over two storeys together with associated access, car & cycle parking, structural landscaping & amenity space provision (resubmission following M/80/19/PL). This application is in CIL Zone 4 (Zero Rated) as 'other development'.

Thank you for your internet representation made on 21st September 2020 which has been recorded as an objection with the comments as follows:

OWPC29741

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 only offering them a short lease option and then they 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 a specialist care home company now making another attempt to obtain the planning permission for a 66 bed care home which local residents fear is likely to be passed due to total lack of consideration by WSCC for local community or more importantly the rural environment.

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 which has an ancient right of way used by the local residents, has also been purchased by Frontier Estates. Their care home plans have limited parking which would mean staff and visitors parking in the roads on our private estate and ambulances, delivery Lorries

coming and going 24/7.

There are ancient Ash trees located there which have tree preservation orders on them which would also be destroyed. With the current climate change crisis and global economic crisis we should be preserving farmland, planting trees and cultivating farmland for growing food and NOT building massive care homes on flood planes in rural areas.

There is no need as many care homes locally have been closed and these could have been renovated rather than allowing a private care homes, which locals would never be able to afford to use, to develop these massive buildings. There is now no case based on local need:

"New government planning policies to provide housing for older people helped to see plans for a dementia care home in Climping approved. Planning inspector Robert Parker backed the 64-bedroom scheme on land behind Baird's farm shop..."

<https://www.bognorregispost.co.uk/2020/02/care-home-backed/>

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>.

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.