



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

2nd October 2020

Stephen Gray
2 Aspen Way
Middleton on Sea
Bognor Regis
West Sussex
PO22 6PW

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 1st October 2020 which has been recorded as an objection with the comments as follows:

OWPC30009

I object to the application on the following grounds:

It will ruin the rural character of the ancient country lane, shown old OS mapping from 1876.

Access for dog walking/leisure may not be available while the development is taking place.

There will be more traffic exiting via the dangerous junction at Comet corner. There have been numerous accidents at this junction and in my opinion recent changes to the road layout have made the situation worse. A roundabout or traffic lights are need before any further development should be considered in Middleton and Elmer.

Possible effects on surface water drainage, this is a very wet area with a pond to the north of the development, recently I have seen water flowing out of the manhole cover in the old lane after prolonged heavy rain (presumably a well or septic tank associated with the Poultry Farm) and Yapton Road has flooded to a point of being impassable both to the north and south of the proposed development in the recent past.

The area is currently very biodiverse and this development will only have a negative effect on the flora and fauna present. The remnants of the hedge rows are diverse in species offering food and shelter for our diminishing bird population. Barn owls (*Tyto alba*) hunt for small rodents living in the natural growth over the proposed development site and I am sure that this area is a home to many other species but being fenced off I cannot verify the full extent of this. The old lane is lined with mature trees, some of which have tree preservation orders attached to them. I understand that some trees are to be felled if the development is permitted, but I cannot see any detail on the application. We need to be planting trees not felling them especially after the ravages of ash dieback (*Hymenoscyphus fraxineus*) are due to kill the majority of our ash

trees. Our native trees are being impacted by an ever increasing list of pathogens and imported pest. Should we even be considering removing trees when we are currently causing a global extinction crisis.

The development will cause parking issues for local residents both during construction and during its operation as a care home.

This land was originally designated for small holdings and should be leased for this purpose to produce food, if a lessee cannot be found it should be converted to Allotments which are needed in the area or failing this a park or extension to the Worms Wood, Woodland Trust site

A perfectly good property has been partly demolished and will be removed; this building could have been used to house people on the Council waiting list instead of being left for years to fall into disrepair. Surely residential housing is needed and we should not be demolishing it in favour of a care home run to make profits for a large company. We already have many care homes in the local area, so why do we need more.

A development of this size will significantly change the extent of the built up area and it is out of character with the residential nature of the surrounding housing and the rural nature of the land to the north of the old lane. If this development is permitted it would set a precedent for further development on the land to the north.

Further to what I have said above, I feel that this type of development is not needed by or desired by the local community. As I do not live adjacent to the proposed development I am not objecting to it on purely personal grounds.

Steve Gray

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.