



Comet Cottage
Yapton Road
Middleton On Sea
Bognor Regis
West Sussex
PO22 6DY

29th September 2020

Planning Department
Director, planning and Economic Regeneration
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

RE: PLANNING APPLICATION M/68/20/PL (Poultry Farm Site) PO22 6DY

Dear Mr Roberts

I wish to raise a very strong objection to this application for a 66-bed care home in this situation for the following reasons:

1. General

- a. The size and scale of this plan goes against this rural street scene. It is an overdevelopment on a massive scale with too much urbanisation of the countryside. Visual pollution particularly at night with street lights and much vehicle noise at shift change. The size and mass is overbearing, whilst the overall footprint may be similar to the previous application the overall height and roof windows give rise to an East German block of flats.
- b. The substantial increase in the overall size, scale mass and bulk of the proposed development makes the visual impact out of keeping with the street scene.
- c. When viewed from adjacent properties the height and mass will be overbearing, unneighbourly and will be detrimental to the living conditions, amenities and privacy of nearby residents.
- d. To describe this plan as "two and a half story" is accurate but given that many windows are fitted in the attic, it is obviously a three-story building with massive internal living space which is totally out of character with nearby houses.

2. Highways Issues

This proposal will increase the number of vehicles in the vicinity and cause untold misery for local residents, as parking on site is totally inadequate for 66 bed facility.

3. Flooding

Surface water flooding is a concern. On 11th June 2012 Yapton Road and Ancton Lane flooded again, this time to a depth of over one metre. Winter ground water levels run on average to 3.26 meters, this site sits between 5.78 and 3.8 metres bench mark, therefore with high rainfalls (this site has totally inadequate storage under the car park) the surface water overflow will flood the road and nearby properties. The ground levels drop off towards the north, this means that surface water flows along the lower Yapton Road and will flood property towards Comet Corner.

4. Sewage (Fowl)

The fowl sewer for processing at Lidsey passes under the sites footpath, every winter without fail it surcharges at the man hole on site spilling thousands of gallons of raw sewage across the site so bad has this been that Ray Field had to park his Landrover vehicle on the man hole cover to stop it blowing off. With 66 plus toilets and other water going into the system the sewage system will go into melt down. It may be of interest that properties in Yapton Road are not on main drainage as levels will not work.

5. Trees

The groups of mature an protected trees (many have T.P.O's) must be protected. A detail report on these is available from 'The Arun Tree Company Limited', in short, these mature healthy trees will if left provide an invaluable seed bank for the mature Ash trees. The proposal entry drive way, this is a particularly fine specimen and is protected.

6. Conclusion

In short, I provide details which give a strong objection in the plan.

- Size, scale, massing, urbanisation, visual pollution, bulk, all out of keeping with the rural street scene
- Highways issues (parking problems)
- Surface water flooding
- Sewage flooding (Surcharge on main fowl sewer
- Concern for the trees

Please turn this plan down.

