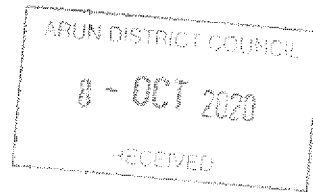


15 East Avenue,
Middleton-on-Sea,
Bognor Regis,
West Sussex.
PO22 6EG

5th October 2020

Development Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton



Dear Mrs Gardner,
Reference M/68/20/PL Yapton Road Poultry Farm

I wish to strongly object to the above application for the following reasons:-

1. Safety/Traffic - Both Yapton Road and Silver Birch would become dangerous roads and heavily congested with the increase of volume of traffic and parking. The traffic audit is inaccurate. The access is unused and in the wrong place as it is very narrow.

2. Flooding – These roads frequently flood and surface water drainage/sewage is problematic. This would worsen with 66 beds in a Care Home.

3. Departure from the Local Plan – This area should be preserved as a rural area as it is outside the village boundary. It interferes with a local footpath and is massive overdevelopment.

4. Infrastructure – Doctors, dentists, hospitals, and other medical services are all very overstretched with waiting lists.

Yours Sincerely,

A black rectangular box redacting the signature of C.E. Coster.

C.E.Coster

Development Control,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton.

1st October 2020

Reference M/68/20/PL- Yapton Road Poultry Farm

Dear Mrs Gardner,

I object strongly to the above planning application for the following reasons and wish you to place all the following points in front of the planning committee.

1.Overdevelopment. This will be a much too overpowering building for the surrounding residential area, too high and out of character, with the accompanying light, noise and traffic pollution to an established village area and also at the entrance to the village which is rural in nature.

2.Transport and Traffic/Access. The traffic report of for the developer is very inaccurate. If they make a new access as suggested in Silver Birch Drive, this will cause an 89% increase of both commercial and ordinary traffic along Silver Birch Drive and Yapton Road Roundabout which is narrow, too far back and with poor sight lines.

Comet Corner is now extremely dangerous and this application will put many cars towards this junction as well.

Public transport is at Barnham for trains, which cannot be reached by bus or on foot; and bus stops (for eastward travel) are at Comet Corner on the North side. Other buses are a 10 minute walk to the village in an unlit road.

3. Flooding. The area is liable to flooding, being in a flood plain and severe flooding has occurred twice in recent years. The run-off and sewage from a 66 care home will cause more flooding.

4. Infrastructure. There is a shortage of both GPs and Dentists in this village.

5. Departure from the Local Plan. This area is outside the local envelope and is farmland. The proposed Care Home is out of keeping with nearby Silver Birch Drive and Yapton Road, which consists of mostly detached houses.

6. Trees and Wildlife. All the trees are protected, but 3 specific trees have TPO's, they will be damaged with all the traffic running over the roots , the access suggested has never been in use and it is in the wrong place. The gate on Yapton Road for the previous farm was used for many years without incident and sight lines are better at this gate in both directions north or south on Yapton Road. The long established and well used Public Right of Way runs alongside the proposed development and would become dangerous to dog walkers and children.

Yours Sincerely



Mrs F.M.Davies-Coster.