



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

8th October 2020

Colin Greaves
7 Maple Close
Bognor Regis
PO22 6PA

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 7th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30159

Since this application is basically a rework of M/80/19/PL, with little significant change my objections still stand on the same grounds as my response to that application.

I would comment further on two aspects.

1 The INADEQUATE PARKING PROVISION.

In this application there is a Travel Plan which tries to minimise the parking needed on grounds of use of public transport. There are aspects which I would ask officers to examine in more detail.

The footpath to the 600 bus from the roundabout to Middleton Road is very narrow (not much wider than a metre - not the stated 'no less than 1.8m') and it runs directly adjacent to the narrow busy Yapton Road. There are no street lights on this road from the roundabout to Middleton Road. This walk is not going to prove attractive to any staff getting to work.

There needs to be additional parking within the grounds of the development - even if it means reducing the number of residences.

There also needs to be a plan, which can be enforced, on how workers' vehicles will be accommodated during the construction phase so as not to cause problems on the surrounding roads.

2 POTENTIAL DRAINAGE PROBLEMS

The proposal does not provide any new solution to GROUND WATER flooding. For much of the winter water stands on the field to the north of the proposed development and there is often flooding on Yapton Road.

The existing FOUL WATER SEWAGE system for properties on Yapton Road, Ilex Way Estate and Silver Birch Estate drains into the main sewer on Yapton Road which often does not cope well judging by the

number of times Southern Water Contractors can be seen attending to blockages in the area. Addition of this large development would only make this worse.

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.