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12th October 2020

Ann Greaves
36 Silver Birch Drive
Bognor Regis
PO22 6SJ

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 9th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30211

The objections I raised to the previous application M/80/19/PL have not been adequately addressed in this reworking of the proposal so I still OBJECT on the following grounds-

1 UNSUITABLE LOCATION

This is a proposed large commercial enterprise which is totally out of keeping in a desirable residential area.

2 LACK OF SUFFICIENT LOCAL MEDICAL FACILITIES

This large development would put too much demand on the two already overloaded surgeries.

3 INADEQUATE ONSITE PARKING PROVISION

Claims are made in the Travel Plan, which depend much on staff and visitors using the local bus service. This is too far away along an unlit road (Yapton Road) with narrow pavements to hold out any hope of it being used much. It is inevitable that many staff and visitors will park on Silver Birch Drive and side roads causing problems to residents.

No plans are presented on how workers vehicles will be prevented from parking on the estate during the construction phase.

4 POTENTIAL DRAINAGE PROBLEMS

Currently, the field north of the site and Yapton Road are often flooded by SURFACE WATER in winter. The proposal to use existing ditches is likely to make this worse.

The area along Yapton Road, Ilex Way Estate and Silver Birch Estate already feeds into a FOUL WATER

DRAINAGE system designed before the large post 1970s housing developments to the west of Yapton Road. This system often has difficulty handling the current load without the additional input from the proposed care home.

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.