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12th October 2020

Ben Devey
8 Silver Birch Drive
Middleton-on-Sea
Bognor Regis
PO22 6SE

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 11th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30241

Whilst the height of this development has been reduced on the plans submitted, the proposed building is still significantly larger than the adjacent residential properties, occupying a much larger and unbroken footprint that stretches further than the six houses closest to it on Silver Birch Drive (nos. 2, 4, 6, 8, 10 and 12).

The mass and volume of the building has not changed from the previous application, it has merely been altered in appearance, with the addition of an ill-advised basement in an area prone to flooding and recognised as a continuing flood risk by relevant authorities.

Even if one were to ignore the context of the existing residences and instead refer only to the previously approved development of 13 houses on the site of the former poultry farm, it is clear from the current plans that the proposed building occupies a far larger footprint than the 13 houses and represents a much larger development, or indeed overdevelopment, of the site.

The construction and operation of a 66 bedroom care home on such a small site, and in such close proximity to existing dwellings, will have an adverse effect on the environment and amenities of neighbouring occupiers. In particular:

- under allocation of parking on the site will lead to inevitable issues in the surrounding streets, particularly at staff change-over times, with only 29 bays allocated and an estimated 50 full time equivalent staff, not including contractors, or visitors to the 66 residents

- as a 24 hour operation, the care home will require night-time illumination, as will the parking area, all of which will have an impact on the existing residences in the area surrounding the site
- the significant size and scope of the proposed building will have an overbearing presence in relation to the adjacent dwellings

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.