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13th October 2020

Annette Devey
8 Silver Birch Drive
Middleton on Sea
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 12th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30292

I strongly object for the following reasons:-

IMPACT OF PROPOSED BUILDING

This is a huge commercial development on a very small site with inadequate access.

The roof height may have been reduced but it has the same build footprint and large areas of hard landscaping as the previous application M/80/19/PL

The building far exceeds the build footprint of the 13 houses previously approved (M/45/16/PL)

Noise disturbance from constant use and light pollution relating to interior and exterior lighting 24 hours a day will have a huge impact on surrounding properties.

The access to the site is unsuitable for large commercial and service vehicles and will result in damage to the protected trees.

HIGHWAYS ISSUES

Parking provision is insufficient to accommodate staff and visitors, thereby increasing on-street demand for parking which would have an adverse effect on road safety on Silver Birch Drive and nearby roads.

Vehicular movements relating to the operation of such a large facility would increase local traffic and have an impact on safety on Yapton Road, Silver Birch Drive, and the roundabout at Dukes Motors, especially on the approach to the roundabout from Silver Birch Drive where visibility from the right is poor.

SEWAGE - WASTE WATER AND DRAINAGE

The building with its 66 en suite rooms, plus 8 additional toilets, 2 assisted bathrooms, 3 sluice rooms, kitchen and laundry will greatly increase demands on the public sewage system

FLOODING

The area of the proposed development will have a High Risk from groundwater flooding, particularly with the new basement addition and the groundwater holding tanks.

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](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.