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14th October 2020

Justin Lees
2 Silver Birch Drive
Middleton-on-Sea
Bognor Regis
West Sussex
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 13th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30354

My wife and I live on the corner of Silver Birch Drive and Yapton Road, and we have serious concerns about the effect this proposed development would have and strongly to object to it. A 66-bedroom care home, which is possibly likely to be for end-of-life dementia care, will be a very large building, out of character for the area and overdevelopment of the land. It will have a much larger footprint than the previous proposed residential development.

This development is proposed to be accessed through a small spur road on a quiet residential road, and we strongly object to that. It will lead to a great deal of traffic, not only the construction vehicles, but also permanently in the form of round the clock delivery and refuse trucks, staff cars, ambulances, visitors to the residents, and others such as doctors, hairdressers, maintenance staff and podiatrists etc who will call on the residents of the home. This traffic would have to pass through a narrow road closely between people's homes. This will produce significant noise and disruption day and night, meaning it may be hard for people living here to get an uninterrupted night's sleep. The traffic will also be crossing a well-used public footpath making it dangerous for walkers. There will far more cars seeking parking than will be able to be accommodated on the site with only 29 spaces available, and will mean cars being parked all along Silver Birch Drive. It will be more dangerous for those out walking or children playing. It will even be dangerous for the residents of the care home if they manage to leave the site in a confused state as they then risk falling foul of traffic. If residents of the home make it to Comet Corner and the main road they will be faced with a very busy road with a lot of fast traffic, it is difficult to cross and it could be dangerous for them.

There is likely to also be significant light pollution disturbing local residents at night.

Local doctors' surgeries are already too busy.

We are also extremely worried about a possible risk that asbestos fibres could be released into the air around us as there is mention of asbestos, ammonia and also other carcinogens in the ground which would presumably be disturbed by the works, along with reference to contamination of the water. What would be done to ensure the health and safety of those living next door to and in the vicinity of the development?

We are also concerned about the potential effect of the development on future flooding in the vicinity. The development would adjoin a flood plain. It appears that part of the plan to deal with water drainage routes surface water into a ditch along the back of the houses in Silver Birch Drive and we would be concerned that the ditch would not be able to deal with it. We are talking about water runoff from a very large building. Since 2007 when we moved in, there has been one occasion in 2012 when Yapton Road, Ancton Lane and the B2132 into Middleton were all flooded and impassable, and there have been other occasions of heavy flooding on Yapton Road. We have also often seen a lot of water lying on the fields behind the proposed development. This no longer appears to be a rare event in light of changing weather patterns.

In addition, we understand that when water levels are high there have been problems with the drainage system here and in the surrounding area. We would be talking about adding in 66 en-suite shower rooms and toilets, additional bathrooms and toilets, staff toilets, a laundry (which we note has been moved from a third floor level to a basement level) and kitchen waste water all going into the existing drains, and wonder whether the system could cope with that.

As a result, we would ask you to reject this application.

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.