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14th October 2020

Linda 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:

OWPC30355

My husband and I strongly object to this proposed development and have serious concerns about the effect it would have on this area. A 66-bedroom care home will be a very large building and out of character for the area. Even though the height has been reduced a little from the previous care home application, this development's elevation plans show a very large, long, tall and solid building with a very large footprint. We note that the proposed laundry has been moved from a third floor level to a basement level along with staff facilities. This still appears to be an overdevelopment of this land, and the outflow of waste water will still be the same as the previous application, including waste water from 66 en-suite shower rooms and toilets, additional bathrooms and toilets, staff toilets, the laundry and kitchen facilities, which may be excessive for the existing drainage systems to cope with, given that the system has struggled in the past.

There is a strong risk of increased flooding in an area where roads and fields have flooded previously. 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 running through a narrow road between people's homes and gardens and it will risk damaging the protected trees, the way through being very narrow between them. In addition to this traffic noise it appears to be intended that delivery vehicles will drive in and then reverse to the building access for deliveries, which will mean the vehicles will make additional significant noise since that manoeuvre is usually accompanied by "this vehicle is reversing" verbal announcements and loud beeping. To get to this access, Yapton Road is basically a country road. It is not that wide. We can find it a tight squeeze when passing a lorry when driving along it. There will be much more traffic along it, and many vehicles drive quite fast along there. It does not have a complete footpath along it for pedestrians,

necessitating crossing the road, and it does not feel that safe to walk along as it is, without the large amount of extra traffic there will be.

The high level lighting proposed would be likely to be disturbing to local residents who may be trying to sleep in rooms at the rear of their houses, along with disturbing nocturnal wildlife.

The development will also disturb various birds and small mammals in the area, which include protected species such as crested newts and barn owls, and which would be a great loss to the environment.

This care home would also place significant further pressure on the already overstretched doctor's surgeries in the village.

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.