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14th October 2020

Stuart Coster  
20 Silver Birch Drive  
Middleton-on-Sea  
PO22 6SJ

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto: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:

OWPC30361

Dear Sir / Madam,

If I may I would like to add the following comments to my earlier letter objecting to this application.

In relation to the original application (M/80/19/PL) for this care home development, refused back in February, Arun planning officers stated in their conclusions document that:

"The comparative street scenes submitted as part of the application demonstrate that the difference in height of the scheme is approx. 1.8m greater than the dwellings in Silver Birch Drive which is not a significant difference when viewed from a distance".

This re-submitted application proposes solely a height reduction on the buildings of just 1.6m, which is less than the amount that Arun officers previously described as "not a significant difference" in respect of building height.

If a 1.8m height advantage over neighbouring properties can be deemed "not a significant difference", then clearly and logically a 1.6m reduction in height is also not a significant difference over the previously refused application.

I hope officers will also take this opportunity to correct some of the mistakes in their last conclusions, particularly in relation to the scant attention given to the significant deficiencies of the unsuitably narrow

access road and also will not again just repeat uncritically the applicant's fantasy claims with regard to the very evidently inadequate parking provisions, so will this time rebalance their views on these material aspects accordingly to recommend a refusal of this application.

Certainly it would make no sense to the local community for councillors, having refused the original application over surely more than merely roof ridge height, to now approve this application based solely on a 'not significant' (officers' words) alteration in that respect.

The parallel appeal by the developers of the decision on the original application, clearly designed to intimidate elected decision-makers, is unlikely to succeed because the planning officers' advice was clearly faulty in numerous respects, the original building was clearly far too large for this village location and the need for a care home in this clearly unsuitable location has since been dramatically reduced by several other nearby approved developments and plans including provisions for care homes.

I trust the Council wishes its planning system to be seen as consistent and credible, and on behalf of voters to not be intimidated by wealthy developers submitting appeals alongside revised plans, so therefore I would urge that this not significantly changed application be rejected again, on the same correct basis as the last.

Yours faithfully,  
Stuart Coster

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](mailto: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](http://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.**