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16th October 2020

PETER ROWE
SPINDRIFT
YAPTON ROAD

Dear Sir/Madam,

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

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 15th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30445

As a concerned local resident, I strongly object to the above planning proposals, for the following reasons:

- 1) Road safety issues - increasing pressure on local residents, pedestrians, cyclists etc - The site is totally inappropriate for such a substantial development, based as it is in such close proximity to the A259, and the notoriously dangerous and extremely busy Comet Corner Junction. There has already been a significant increase in traffic using this junction, since the opening of the Felpham/Bognor by-pass.
- 2) Access would need to be provided to the Care Home via Yapton Road, which has again seen a major increase in the number of vehicles already using it, especially at busier times of the day. Yapton Road, is fairly narrow in parts, has several blind bends, a lack of footpaths in places and, despite the clearly marked speed limit signs, is further consistently plagued by thoughtless and reckless drivers who totally ignore them and see fit to speed up the road, already placing current residents at risk. This could only worsen as a result of the proposed development
- 3) The care Home would inevitably attract a significant increase in traffic to this already over burdened neighbourhood, including emergency vehicles, community nurses etc and extra visitors - all requiring car parking spaces and probable overspill, which local side roads could not provide. There is simply not sufficient safe space to accommodate them.
- 4) This end of Yapton Road, with its high water table, is already at risk of (and has experienced) flooding, and sewage overload at times of heavy rain fall.
- 5) Finally, as for the poor residents of a Care Home on this site, how could this possibly provide them with a calm, peaceful and healthy environment?

The fact that our local Council members have seen fit to reject 2 separate plans for a development on this site already, should surely be a convincing argument towards further rejection. I trust our local concerns will be fairly and reasonably considered. Thank You

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.