

Comet Cottage  
Yapton Road  
Middleton On Sea  
Bognor Regis  
West Sussex  
PO22 6DY

28<sup>th</sup> September 2019

Karl Roberts  
Director, planning and Economic Regeneration  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

**RE: PLANNING APPLICATION M/80/19/PL (Poultry Farm Site) PO22 6DY**

Dear Mr Roberts

I wish to raise a very strong objection to this application for a 66-bed care home in this situation for the following reasons:

**1. General**

- a. The size and scale of this plan goes against this rural street scene. It is an overdevelopment on a massive scale with too much urbanisation of the countryside. Visual pollution particularly at night with street lights and much vehicle noise at shift change. The size and mass is overbearing, whilst the overall footprint may be similar to the previous application the overall height and roof windows give rise to an East German block of flats.
- b. The substantial increase in the overall size, scale mass and bulk of the proposed development makes the visual impact out of keeping with the street scene.
- c. When viewed from adjacent properties the height and mass will be overbearing, unneighbourly and will be detrimental to the living conditions, amenities and privacy of nearby residents.
- d. To describe this plan as "two and a half story" is accurate but given that many windows are fitted in the attic, it is obviously a three-story building with massive internal living space which is totally out of character with nearby houses.

**2. Highways Issues**

This proposal will increase the number of vehicles in the vicinity and cause untold misery for local residents, as parking on site is totally inadequate for 66 bed facility.

### 3. Flooding

Surface water flooding is a concern. On 11<sup>th</sup> June 2012 Yapton Road and Ancton Lane flooded again, this time to a depth of over one metre. Winter ground water levels run on average to 3.26 meters, this site sits between 5.78 and 3.8 metres bench mark, therefore with high rainfalls (this site has totally inadequate storage under the car park) the surface water overflow will flood the road and nearby properties.

### 4. Sewage (Fowl)

The fowl sewer for processing at Lidsey passes under the sites footpath, every winter without fail it surcharges at the man hole on site spilling thousands of gallons of raw sewage across the site so bad has this been that Ray Field had to park his Landrover vehicle on the man hole cover to stop it blowing off. With 66 plus toilets and other water going into the system the sewage system will go into melt down. It may be of interest that properties in Yapton Road are not on main drainage as levels will not work.

### 5. Trees

The groups of mature an protected trees (many have T.P.O's) must be protected. A detail report on these is available from 'The Arun Tree Company Limited', in short, these mature healthy trees will if left provide an invaluable seed bank for the mature Ash trees. The proposal entry drive way, this is a particularly fine specimen and is protected.

### 6. Conclusion

In short, I provide details which give a strong objection in the plan.

- Size, scale, massing, urbanisation, visual pollution, bulk, all out of keeping with the rural street scene
- Highways issues (parking problems)
- Surface water flooding (with two recent photographs)
- Sewage flooding (Surcharge on main fowl sewer)
- Concern for the trees (full tree report enclosed)

**Please turn this plan down.**

Yours sincerely,

Colin G Mansfield

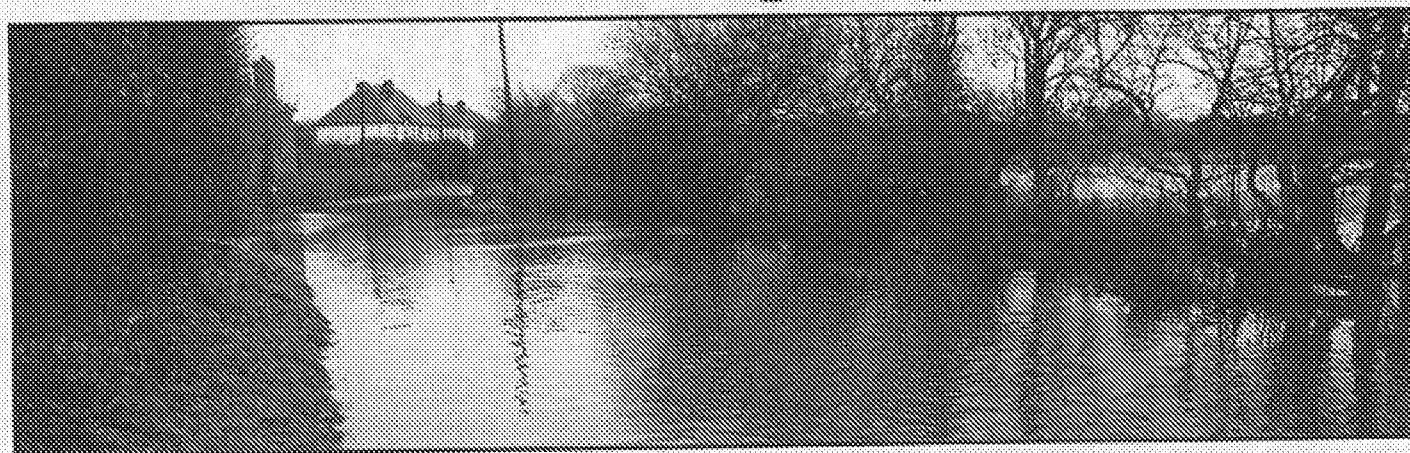
*ADDENDUM (1) PLANNING APPLICATION DOCUMENT ERRORS*

Spring 2013

# Middleton News

• COMMUNITY MAGAZINE FOR THE PARISH OF MIDDLETON-ON-SEA •

## Yapton Road Highway Drains not fit for purpose!



### Parish Council lobby County Council for new highway drainage system.

Just before Christmas, Yapton Road was closed by deep flood water for a second time in six months. This is a strategic road linking the A259 to Middleton Village, Ancton, Elmer and Elmer Sands which has a considerable number of traffic movements each day. Its closure meant a lengthy diversion for vehicles via Felpham and also cut off Middleton Farm shop just as Christmas approached and adversely affected its Christmas trade.

The Parish Council has asked Cllr Louise Goldsmith, Leader of the County Council, to explain how this could happen and her response stated that "the County Council's policy for drainage management had for many years only been to clean gullies and respond to problems on a reactive basis". The current Highways Contract, awarded 18 months ago, requires the contractors to clear all gullies within the first two years of its start date.

The Parish Council and local residents believe the only

long term solution is to install a new drainage system which will take the water from Yapton Road directly to the Ryebank Rife. This solution is also supported by Nick Gibb MP. The County Council has only committed, at this stage, to designing the system, however, the Parish Council is pushing for a further commitment to install the system by January 2014 utilising some of the £8.25 million allocated by the County Council for 'Operation Watershed'. Currently, Cllr Louise Goldsmith's position is "I am unable to commit to rushing an additional culvert across the A259".

### HOWEVER, ALL IS NOT LOST!

- the County Council elections are in May 2013 so the situation is now in parishioners' hands!

Ask the candidates if they will press for the early installation of the drainage scheme.

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### Talking Middleton News

Available free on a listening service to anyone who prefers to listen, rather than read "Middleton News"

A Survey and Investigation  
Into the  
Highway Drainage in Yapton Road Middleton on Sea



Completed by Colin Mansfield  
For Yapton Road PO22 6DY  
On the 11<sup>th</sup> of October 2013  
Amended 20<sup>th</sup> January 2014

# Arun Tree Company Ltd

## arboricultural contractors

21 High Street, Eastleigh, Hampshire, SO50 9JH, UK  
Tel: 01703 511111 Fax: 01703 511112 Email: info@arun-tree.co.uk

Louise Alger  
Silver Birch Drive  
Middleton on sea

Date: 8<sup>th</sup> June 2017

Dear Louise

I have taken a look at the trees on land to the north of your property. I enclose my findings and offer my opinion on what I believe to be the right approach, which in my view needs to be adopted, with reference to this site.

The Large Native Ash is the visually dominant tree. This is the tree which has had a large easterly lateral limb cut off, leaving a stump. This is actually a multi stemmed stand of Ash (four stems in all) which are a part of a ditch and bank field/track boundary. To the west of the Ash is an old very fine specimen Hawthorn and in my opinion just as worthy/valuable. To the east of the Ash is a mature Field Maple tree. All these trees boarder this access/right of way. This ditch and bank, with its mature native trees, is the characteristic make up that inevitably supports/hosts and wealth of wildlife.

The Mature Ash stand is in good health. There are no visual cavities of decay. The trees do not have Inonotus (*a common Ash heart rot*). They are free of canker and show no signs of Ash Die back (ADB). Older more mature Ash are slow growing and as a result more resistant to Ash Die Back. Pruning works will stimulate vigorous new growth, which will leave the trees more susceptible to ADB infection. The Forestry Commissions advice is to retain older slow growing Ash, as these trees in time will serve as a valuable seed bank for the future. Structurally these Ash trees are currently in good condition. Also, there is no upper canopy die back, which points to a healthy root system. The other two trees mentioned above have a structural make up, which have the potential to pose less of an influence on this area. These trees (The Hawthorn and the Field Maple) have many years left in them and equally are structurally ok.

I have viewed this ground from google maps. This track which runs from the roundabout to the east is a natural continuation of Ancton Way. It naturally leads you as it does wild life (in the form of a green corridor) to link up with Worms wood (*the Woodland trust site*). I believe this route could possibly go back many years.

My conclusion is that, if the opportunity was there to develop a right of way, linking Worms wood, using this natural existing asset, a trick has been missed. It is west Sussex County Council's interest and strategy to encourage people to cycle. This land which is in the hands of WSCC, is the key to such a dual cycle path route. A route providing an invaluable green

corridor. In speaking to Derek Whittington, who has been the driving force to developing the Barnham dual cycle path, it seems that the starting point to establish such a route is to get it plotted as a possible scheme. This idea/vision has been over looked.

The question I raise is: Is it ever too late to try to put such a positive plan in place. Once a route is mapped it is there for hundreds of years to be enjoyed. A scheme like this, to be lost for the sake of two, to three houses is, very short term vision. Healthy Mature Ash Trees need to be protected as they may prove to provide an invaluable seed bank for the future of this native species.

I hope the above report is of help. If I can be of any further assistance, please do call me.

Yours sincerely

A large black rectangular box redacting the signature of John Bentley.

John Bentley ND Arb.

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## M/'80/19/PL ADDENDUM (1)

### ERRORS TO PLANNING APPLICATION DOCUMENT

ERROR N°.

1) AT (5) DESCRIPTION OF PROPOSAL

"THIS IS CLEARLY A THREE STORY BUILDING"

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2) AT (6) CONTAMINATION

"LAND IS CONTAMINATED WITH ASBESTOS"

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3) AT (11) FLOODING

'IS PROPOSAL WITHIN 20 METERS OF A WATER COURSE' APPLICATION SAYS NO  
HOWEVER THE PLAN CLEARLY STATES  
SURFACE WATER GOING INTO ON SITE  
BECH OR DITCH WHICH FLOWS  
DIRECTLY INTO YADON ROAD 51M  
↓ LEVEL OF SITE (SEE LETTER (3) FLOODING)

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4) AT (12) BIODIVERSITY

'BARN OWLS ON SITE AND ROOSTING ON SITE'

'GREAT CRESTED NEWT'S ARE KNOWN TO FREQUENT SITE'

(2)

M/80/14/PL ADDENDUM (1)

5) AT (15) TRADE WASTE

'IT IS INCONSIDERABLE THAT NO WASTE  
IS DISPOSED OFF'

————— (1) —————

6) AT (22) CAN THE SITE BE SEEN

'YES IT CAN'

FROM ALL ADJACENT ROADS  
AND ITS OWN ON SITE  
PUBLIC FOOTPATH

N.B.

IN ALL SIX INCORRECT ANSWERS