

Benjamin Devey
8 Silver Birch Drive
Middleton-on-Sea
West Sussex
PO22 6SE

Group Head of Planning
Arun Civic Centre
Maltravers Road
Littlehampton,
West Sussex
BN17 5LF

[REDACTED]

13 October 2019

Dear Sir/Madam,

Ref: Planning application M/80/19/PL – Former poultry farm, Yapton Road, PO22 6DY

I am writing to object to this application as I believe that it will have a detrimental effect upon the environment and amenities of neighbouring occupiers, particularly the residents of Silver Birch Drive and the immediate area surrounding, for the following reasons:

1. The design proposed is out of scale and proportion with adjacent residential properties, being several times larger in terms of mass and volume. Put simply, the proposed building would be a monstrously overbearing presence, far larger than its neighbours.
2. The impact of such a large building on the surrounding area would be considerable. The operation of a 66 bedroom establishment on such a relatively small site would present challenges to local infrastructure that seem unwise, for example:
 - With consideration of waste water, the building will contain 66 ensuite bathrooms, a laundry room, a commercial size kitchen, sluice rooms, etc, etc, all in place of a single dwelling farm house with a history of sewage problems on site.
 - With consideration of parking, the building will contain 66 residents and around 50 full-time-equivalent staff (although some 100 jobs created are mentioned in the developer's literature), which will mean visitor and staff requirements could easily stretch beyond the 29 parking bays allocated, particularly at staff change-over times. The local streets are narrow and unsuitable for parking overspill.
3. The potential for noise and light disturbance from the proposed development relating to it being a 24 hour operation, with no precedent for such an establishment in the immediate area, must rightly be a concern.

I would be grateful for your consideration of these concerns in making your decision.

Yours faithfully,

[REDACTED]