

2 Satinwood Close
Middleton On Sea
West Sussex
PO22 6SB
22 October 2019

Dear Sirs

Planning Application Ref: M/80/19/PL (Former Poultry Farm, Yapton Road)

I write to object to the above planning application for the following reasons:-

Overdevelopment: The proposed building of a commercial business of the size planned is an overdevelopment of a site on the edge of a village that is currently agricultural land with a farmhouse/outbuildings. It is totally out of character with its quiet residential, semi-rural setting. The proposed building would dwarf nearby properties and be visually obtrusive.

Site Access: The proposed entrance to the site is not a suitable option. Access is via a small spur road leading off of Silver Birch Drive, itself primarily just a feeder road into Arun Chase estate. When built some two decades or so ago, the sole purpose of the spur road was to provide access to the farm track (also a Public Right of Way) running from the farm house along the back of properties on the north side of Silver Birch Drive to various fields. In addition, there are Tree Preservation Orders on a number of trees at the proposed entrance to the site. This access would interfere with the Public Right of Way, as well as adversely affecting the protected trees, if unrestricted access is to be provided to the site.

Highway Safety & Parking: The parking allocation within the proposed development is totally inadequate. Employed staff would invariably use their own vehicles as public transport does not operate 24 hours a day. The road to the village and its bus stop is unlit and very dark at night. Car sharing too is very unlikely to achieve the level required to make much of an impact on vehicle numbers from the experience of other small businesses in the area. As a consequence, the demand for the limited number of parking spaces from staff and visitors alike would be high. A significant number of vehicles would therefore have to park in adjoining residential roads which have limited capacity and would also raise the risk to children and families living in the area.

Disturbance: The area is a quiet residential area and the operation of a 24 hour business of the nature intended will generate additional and unwanted noise disturbances for local residents throughout the day and night.

Drainage: Flooding is a known problem along Yapton Road. Erecting a building of the size proposed on the site will only exacerbate the problem.

Yours faithfully,

A black rectangular box redacting the signature of Mr I Pope.

Mr I Pope