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25th February 2021

Peter Dunkley
14 Navigation Drive
Yapton
Arundel
BN18 0FS

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: 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: F/1/21/PL
Site Address: Land to the North of The Towpath, South and East of Church Farm Ford
Description of works: Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares). This site also lies within the parish of Yapton, affects a Public Right of Way & is in CiL zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 24th February 2021 which has been recorded as an objection with the comments as follows:

OWPC34049

I am a resident of Emerald Gardens ("The Estate"), Yapton and a member of the Emerald Gardens (Yapton) Management Company Limited ("The Company"). I object to this application.

1. The land is not available for development

A portion of land at the South of the application belongs to The Estate. This is private land containing unadopted facilities. I would vote against any proposals for The Company to voluntarily surrender or sell this land. I will fight against any Compulsory Purchase Order for this land. While the land at the North of the application is part of 18F2 in the 2020 HELAA the land to the South, belonging to The Estate, is not. The land at the South of this application (over which the proposed vehicle access points pass) has neither been offered nor evaluated for development as part of the HELAA process.

2. The development is against local policy- The Yapton Neighbourhood Plan 2014-2029 ("The Plan") Policy E.10 states that, "Proposals that would result in the loss of the remaining structures and/or visible features of the former Portsmouth and Arundel Canal will not be permitted". The Yapton Neighbourhood Plan Modification Proposal ("The New Plan") is currently undergoing public consultation and strengthens Policy E.10 with, "Re-purposing of the former route as a multi-user path linking communities along the coastal plain will be supported, in accordance with Policy E6". The proposed development is clearly against policies in both The Plan and The New Plan by including The Estate land which contains the remnants of the canal and towpath, and proposing to build vehicular access points over that land.

3. The two proposed vehicular access points are inappropriate and unsafe- Both proposed access points are

off unadopted roads designed for limited residential traffic, the estate has a single vehicular access point which is itself off a small residential close with a single vehicular access point. The proposed Western access point is next to a busy, unadopted, Neighbourhood Equipped Area for Play. Both proposed access points cut across remnants of the old canal.

To further emphasise point 3:

- The roads are not suitable for the level of traffic a school would bring
- Two school vehicular access points off busy estate roads which themselves only have a single access point to the main road is illogical
- School level traffic next to the NEAP is a danger
- The roads in The Estate are unadopted and built for residential (not through) traffic only. The residents cannot be expected to pay for the wear and tear school traffic would bring, or be expected to put up with the disruption it would cause
- Parking space is already at a premium in The Estate. School traffic would create conflict and frustration during pick up and drop off periods
- Both proposed access points are contrary to Policy E.10 of both The Plan and The New Plan

4. The proposal robs the area of important green-lung and natural space

The wildflower meadow and towpath remains in The Estate are heavily used by local walkers and dog walkers. These areas also provide a valuable habitat for small insect and mammal life which are an important food source for the local bat population and birds of prey. Many of the trees in and around The Estate contain bat boxes, birds of prey are often found hovering over the wildflower meadow. Developing this land, even putting two vehicular access points over it, will seriously reduce its amenity and cause significant environmental damage effecting protected species.

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 including your name and address 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](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.

To register to receive notification of planning applications in your area, please go to
<https://www.arun.gov.uk/planning> **and click into Local Planning Application Finder.**